



Flat 6 Trafalgar House, 61-63 Beckenham Road, Beckenham BR3 4PS

Leasehold

£225,000

This 'Chain Free' one bedroom apartment with a 169 year lease, would make an ideal first time buy or investment. Located within walking distance of Clockhouse train station, The Spa leisure centre and within easy reach of Beckenham High Street it is accessed via a communal entry phone operated front door. The accommodation consists double bedroom, open plan lounge/kitchen with integrated appliances and bathroom with white suite.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

- CLOSE TO ALL AMENITIES & TRAVEL LINKS
- CHAIN FREE
- MODERN BATHROOM
- INTEGRATED APPLIANCES
- EXTENDED 169 YEAR LEASE
- 21' x 10'9 LOUNGE/KITCHEN
- DOUBLE BEDROOM
- DOUBLE GLAZED
- EAVES STORAGE

COMMUNAL ENTRANCE

Hardwood entry phone operated front door leads in communal hall with tiled floor, coving, down lights and stairs to up.

ENTRANCE HALL

Hardwood front door leads into entrance hall with coving, wall mounted entry phone handset and smoke alarm.

OPEN PLAN LOUNGE/KITCHEN

21' x 10' 9" (6.4m x 3.28m) Double glazed Velux window to front with fitted blind and double glazed window to rear. Two radiators, eaves storage, down lights, TV aerial and broadband points. To the kitchen area there are a range of wall and base units with work surfaces over and local tiling, tile effect Vinyl flooring and inset stainless steel sink with mixer tap. Integrated Baumatic ceramic hob with extractor hood over, Bosch electric oven, under counter fridge, washing machine and dishwasher.

BEDROOM

11' 2" x 8' (3.4m x 2.44m) Double glazed window to rear, coving and radiator.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m) Double glazed Velux window to front with fitted blind, fully tiled walls, down lights, extractor fan and wood effect Vinyl flooring. Panel bath with shower mixer tap, pedestal wash hand basin, low level WC wall mounted mirror, eclectic shaver point and wall mounted bathroom cabinet.

LEASE & CHARGES

We have been advised the lease has been extended with 169 years remaining, the ground rent is £200 per annum and maintenance is approximately £1100 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 38sqm (Approx 409sqft)

COUNCIL TAX BAND 'B'

DIRECTIONS

Turn right out of Clock House Train station, Trafalgar House can be found on the right hand side above a small parade of shops opposite The Spa Leisure Centre.



TOTAL APPROX. FLOOR AREA 38.2 SQ.M. (411 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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