



## Fontaine Court, Hayne Road, Beckenham, Kent BR3 4HY

**Share of Freehold**

**£295,000**

'Chain Free' rear facing one double bedroom apartment with Share of Freehold and private patio with electric sun awning located in a quiet road just a short walk from Beckenham Junction Train station and Tram stop as well as New Beckenham Train station. The High Street and all its amenities is a similar distance in the opposite direction, plus there are a myriad of bus routes available. The apartment has been fully refurbished and offers spacious 16'2 x 10'11 lounge/diner with direct access to private patio, double bedroom with recessed built in wardrobe, fitted kitchen with built in NEFF appliances and granite worktops, remodelled bathroom with separate recessed double shower cubicle, double glazing and Worcester Bosch combination boiler. Ideal first time buyer or buy to let purchase.

## Property Features

- CHAIN FREE & SHARE OF FREEHOLD
- FULLY REFURBISHED
- CLOSE NEW BECKENHAM & BECKENHAM JUNCTION
- DOUBLE BEDROOM
- MODERN BATHROOM WITH SEPARATE SHOWER
- FULLY FITTED KITCHEN WITH NEFF APPLIANCES & GRANITE WORKTOPS
- PRIVATE PATIO WITH ELECTRIC AWNING

## Property Description

### COMMUNAL ENTRANCE

Secure entry phone operated front door leads into communal entrance hall with stairs up and access to all flats.

### ENTRANCE HALL

Hardwood front door leads into entrance hall with wood effect Vinyl flooring, wall mounted secure entry phone handset and storage cupboard.

### LOUNGE/DINER

16' 2" x 10' 11" (4.93m x 3.33m)

Double glazed window and door to rear leading to patio with electric awning. Wood effect Vinyl flooring, radiator, cable and telephone points.

### FITTED KITCHEN

9' 8" x 8' (2.95m x 2.44m)

Double glazed window to side, radiator and wood effect Vinyl flooring. Range of modern wall and base units with granite work surfaces and returns over. Inset stainless steel sink with mixer tap, integrated NEFF four ring gas hob with electric oven below and extractor hood with light above. Space and plumbing for slimline dishwasher, washing machine and space for tall fridge freezer. Granite breakfast bar and Worcester Bosch combination boiler concealed in kitchen cupboard.

### DOUBLE BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m)

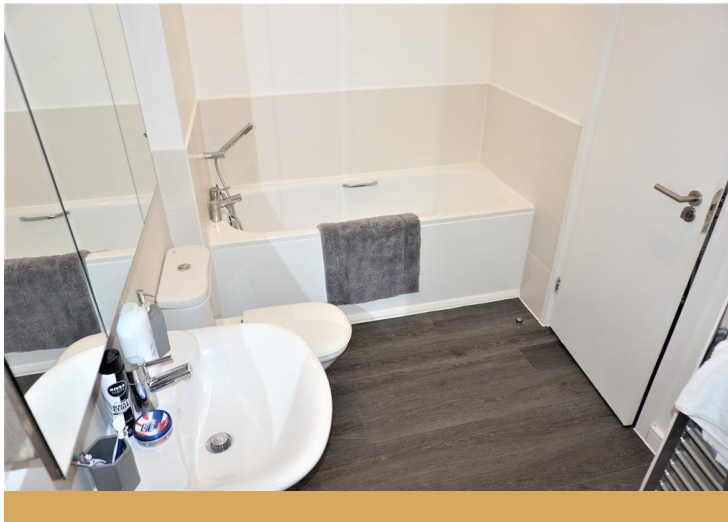
Double glazed window to rear and radiator. Recessed double wardrobe with mirrored sliding doors.

### BATHROOM

9' 3" x 6' (2.82m x 1.83m)

Recessed fully tiled double shower cubicle with wall mounted thermostatic shower, chrome ladder towel warmer, extractor fan and wood effect Vinyl flooring. Half tiled walls to remainder, pedestal wash hand basin with mirrored bathroom cabinet over, low level WC and panel bath with shower mixer tap and wand.





**COMMUNAL GARDENS & GARAGES**

Well maintained communal gardens surround the block with garages en bloc to rear.

**LEASE & CHARGES**

We have been informed that the property comes with a share of the freehold. The lease element is for 249 years from 25th March 1979 with 207 years remaining. The current charges are typically between £1200 & £1400 a year.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 45sqm (Approx 484sqft)

**COUNCIL TAX BAND 'C'**

**AGENTS NOTE**

Gas safe and electrical certificates available.

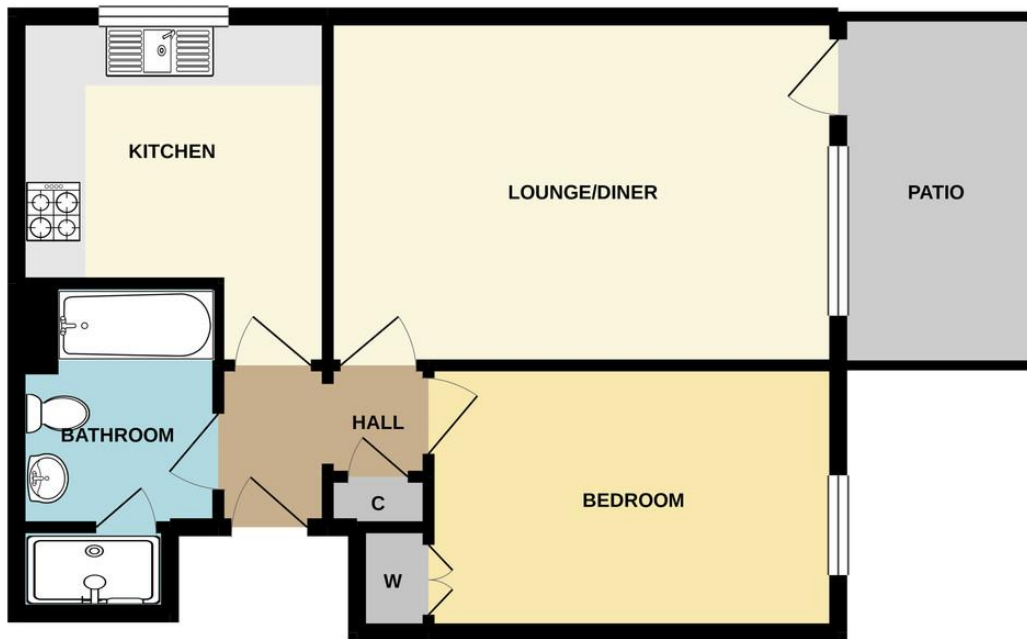
**DIRECTIONS**

From Beckenham Junction Station proceed down Rector Road and take the first turning on the right into Blakeney Road. Hayne Road is the first turning on the left and Fontaine Court is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**GROUND FLOOR**  
48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 48.3 sq.m. (520 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band C

**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.