



**£375,000 Leasehold -
Share of Freehold**

7a Perth Road

Beckenham, BR3 6PP

- CHAIN FREE SALE
- VICTORIAN 2 BEDROOM GROUND FLOOR CONVERSION FLAT
- ENVIABLE CUL-DE-SAC LOCATION
- LIVING ROOM WITH ACCESS TO GARDEN
- SASH WINDOWS & GAS CENTRAL HEATING
- OFF STREET PARKING
- PRIVATE SOUTH EAST FACING PATIO GARDEN & COMMUNAL GARDEN
- CLARE HOUSE PRIMARY SCHOOL CATCHMENT
- CLOSE TO BECKENHAM TOWN CENTRE
- WITHIN ONE MILE OF BECKENHAM JUNCTION TRAIN/TRAM STATION



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CHAIN FREE SALE

Located in this exclusive cul-de-sac in the heart of Beckenham, we are pleased to offer for sale this attractive two bedroom ground floor Victorian conversion flat with private patio garden to rear.

Internally, the property comprises long entrance hall, living room overlooking the rear garden, with french doors opening onto a private patio garden, a modern kitchen suite, two double bedrooms and a modern family bathroom.

The property is decorated neutrally and benefits from original sash windows, neutral carpets and wood effect flooring. There is a modern combination gas boiler.

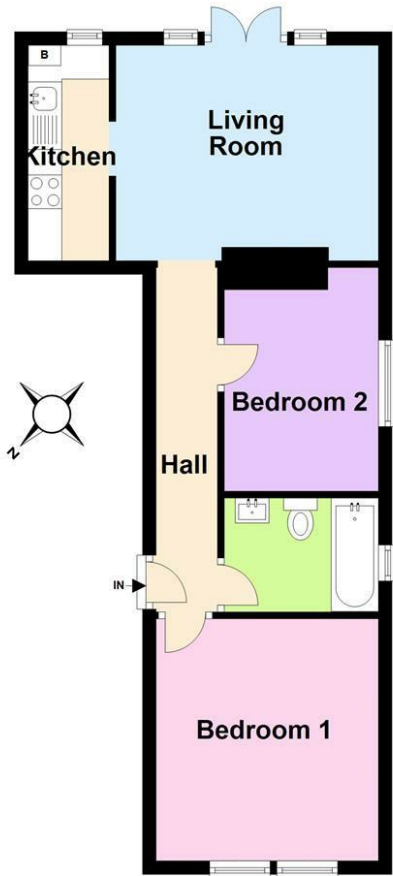
Outside, as well as the private patio, are well maintained south east facing communal gardens and to front the property benefits from communal off street parking.

Beckenham town centre and Beckenham Junction station are less than a 10 minute walk from the property and the property sits within the catchment area of the popular Clare House Primary school.



Ground Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 45.9 sq. metres (493.7 sq. feet)

Entrance Hall

Painted solid wood front door, wood laminate flooring, neutral emulsion painted walls, entry phone, radiator, ceiling light fitting.

Kitchen

10'6" x 4'0" (3.20m x 1.22m)

Wood flooring, Shaker style wood effect kitchen suite with cream colour counter tops, gas hob, electric oven, extractor hood, stainless steel sink and driver unit with mixer tap, gas boiler, window to garden, ceiling light fitting.

Living Room

12'8" x 10'6" max (3.86m x 3.20m max)

Wood laminate flooring, neutral emulsion painted walls, coving to ceiling, single glazed hardwood French doors to patio garden with additional windows to side, ceiling light fitting, radiator,

Master Bedroom

11'7" x 10'9" (3.53m x 3.28m)

Solid wood panelled door, neutral carpet, neutral emulsion painted walls, sash windows to front, radiator, ceiling light fitting.

Bedroom 2

9'6" plus recess x 7'0" (2.90m plus recess x 2.13m)

Solid wood panelled door, neutral carpet, neutral emulsion painted walls, sash window to side, radiator, ceiling light fitting.

Bathroom

6'11" x 5'8" (2.11m x 1.73m)

Solid wood panelled door, single glazed hardwood framed window to side, tile effect vinyl flooring, part tiled walls (white and blue tile) with blue emulsion to remainder, white bath with shower mixed tap over bath, WC, pedestal wash basin, mirrored bathroom cabinet, radiator, ceiling light fitting.

Outside

Accessed from the living room at the rear, is a private south east facing patio garden overlooking the communal garden.

Lease/Service Charges/Ground Rent:

SHARE OF FREEHOLD (Lease 125 years from 1989).

Service Charges: £105 per month.

Ground rent: N/A.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.