



homezone

£245,000 Leasehold

17A Upper Elmers End Road

Beckenham, BR3 3QY

- BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT
- TOP FLOOR - PRIVATE LOFT
- DOUBLE BEDROOM WITH FITTED WARDROBES
- CONTEMPORARY KITCHEN SUITE
- BATHROOM WITH CORNER BATH & SHOWER
- SECURE GATED ENTRY TO REAR
- GRAVELLED SHARED GARDEN
- CLOSE TO ELMERS END STATION
- CLOSE TO LOCAL SHOPS & RESTAURANTS
- TO BE SOLD WITH AN EXTENDED LEASE



## Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
tel. 020 3794 7545 mail. beckenham@homezone.co.uk  
web. www.homezone.co.uk







We are delighted to offer for sale this spacious top floor one double bedroom apartment, forming part of this combined residential and commercial building, situated close to Elmers End station and within easy reach of local shops and Beckenham town centre.

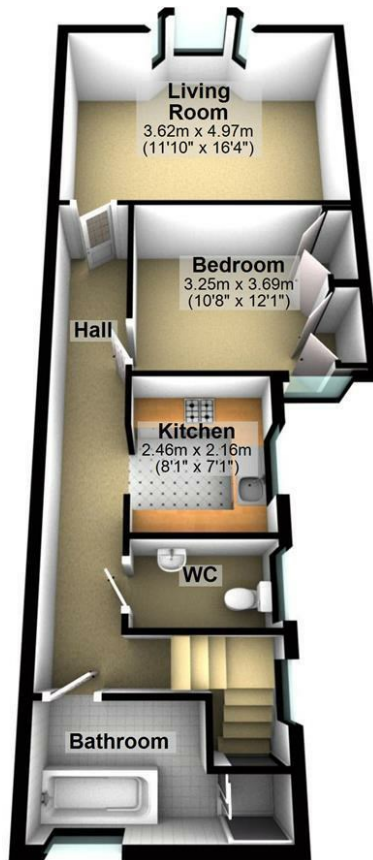
The property comprises a spacious entrance hall and an internal returning staircase leading up to the property. There is a generous living room with bay fronted window overlooking Elmers End Green, a generous double bedroom with extensive built in wardrobes, and modern blue/grey colour Shaker style kitchen suite with a combination of stone and solid wood counter tops and integrated appliances, and a bathroom suite with larger corner bath and a separate shower enclosure, together with a vanity unit with marble counter top and top mounted wash basin. There is also a separate WC.

The property is tastefully presented and decorated throughout, with a combination of neutral and attractive colours, recently fitted grey carpet and a recently installed (2019) gas boiler which is under a long warranty. The property is predominantly double glazed, except for the feature bay window to the front of the living room which is finished in a period relevant Crittal bay window.

Elmers End station is a short walk from the property, and the popular local shops and restaurants/bars are just yards away. Beckenham town centre is also within easy reach.



**Top Floor**



### **Entrance Hall**

Solid wood front door, wood laminate flooring to initial lobby, a three run returning staircase with recently fitted grey carpet, neutral emulsion painted walls, radiator, two double glazed windows, two ceiling light fittings, further radiator to main hallway at top of stairs.

### **Kitchen**

Tile effect vinyl flooring, blue/grey colour modern Shaker style kitchen suite with part granite and part hardwood varnished worktops, stainless steel under mounted sink with mixer tap, double glazed window, gas hob, electric oven, stainless steel extractor hood, integrated fridge freezer and integrated washing machine, a recent boiler installed in 2019 and under warranty, spot lights to ceiling.

### **Living Room**

Hardwood and glass panelled entry door, recently fitted grey carpet, emulsion painted walls with dado rail and coving, bay window with Crittal windows and a boxed in lower part with enclosed radiator, ornamental fire place surround, built in cupboards and shelving to both chimney breast recesses, ceiling light fitting.

### **Bedroom**

Solid wood panelled door, recently fitted grey carpet, blue emulsion painted walls, coving, large built in wardrobes and drawers. double glazed window, ceiling light fitting, radiator.

### **Bathroom**

Solid wood panelled door, tile effect vinyl flooring, large corner bath, vanity storage unit with solid marble counter top and mounted wash basin, recess shower enclosure with folding entry door, white wall tile, double glazed window, ceiling light fitting, small radiator.

### **Loft space**

Above this property is a spacious loft space which is owned by this flat. There is an access hatch within the hallway of the flat.

### **Outside**

Access to the building is via a gated rear entry, with a gravelled communal garden area that is for the use of two flats including this flat.

### **Service Charge / Lease Details**

Service Charge - There are no regular service charge payments. Maintenance is paid for as and when required.

Ground Rent - £50 per annum (increasing to £100 pa once lease extension is finalised).

Lease: The property is to be sold with an extended lease of 90 years in addition to the current 64.

#### **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.