



14 Lakeside, Wickham Road, Beckenham, Kent BR3 6LX

Share of Freehold

£415,000

Spacious two/three bedroom purpose built apartment on the ground floor and offered 'Chain Free'. Situated in a highly sought after development close to Kelsey Park & the local parade of shops and sitting within beautiful communal gardens, the property comprises two double bedrooms and dining room/third bedroom, spacious lounge with built in display unit and direct access to patio area, fitted kitchen and family shower room. Call today to book your viewing.

Property Features

- CHAIN FREE
- TWO BEDROOMS WITH WARDROBES
- TWO RECEPTIONS
- FITTED KITCHEN
- FAMILY SHOWER ROOM
- DIRECT ACCESS TO COMMUNAL GARDENS
- SHARE OF FREEHOLD
- GARAGE EN BLOC
- CLOSE TO LOCAL SHOPS

Property Description

COMMUNAL ENTRANCE

Communal door with private intercom system giving access to all flats and floors.

ENTRANCE HALL

Built in cupboard with consumer box, radiator, and further built in cupboard housing emersion heater and water tank.

LOUNGE

17' 6" x 13' 2" (5.33m x 4.01m)

Large double glazed patio doors leading to outside patio and communal gardens. Coving, wall mounted secure entry phone handset, radiator in cover and large built in display cabinet with ample storage and down lights.

BEDROOM THREE/DINING ROOM

9' 11" x 8' 8" (3.02m x 2.64m)

Double glazed window to rear. Coving, radiator in cover and cable TV point.

FITTED KITCHEN

10' x 7' (3.05m x 2.13m)

Double glazed windows to front. Range of wall and base units with work surfaces over with inset stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor fan over and electric oven below, space and plumbing for washing machine and down lights. Local tiling, tiled floor, integrated fridge and concealed Ideal boiler.

BEDROOM ONE

13' 6" x 11' 1" (4.11m x 3.38m)

Double glazed window to rear. Coving, radiator in cover, wall lights, telephone point and range of fitted wardrobes with high level storage to one side and under lights.

BEDROOM TWO

11' 5" x 10' (3.48m x 3.05m)

Double glazed window to front. Fitted wardrobes, radiator and cable TV point.





FAMILY SHOWER ROOM

Original opaque window to front. Aqualisa power shower and in fully tiled cubicle, low level WC, inset sink in vanity unit with storage below and cabinet above with down lights. Tiled walls and floor and white ladder towel warmer.

GARAGE EN BLOC

Garage en bloc with up and over door.

COMMUNAL AREAS

Well kept communal areas with access to Kelsey Park and off street parking for residents.

LEASE & CHARGES

The property comes with a Share of the Freehold. The service charge is currently £1562 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 82sqm (Approx. 883sqft)

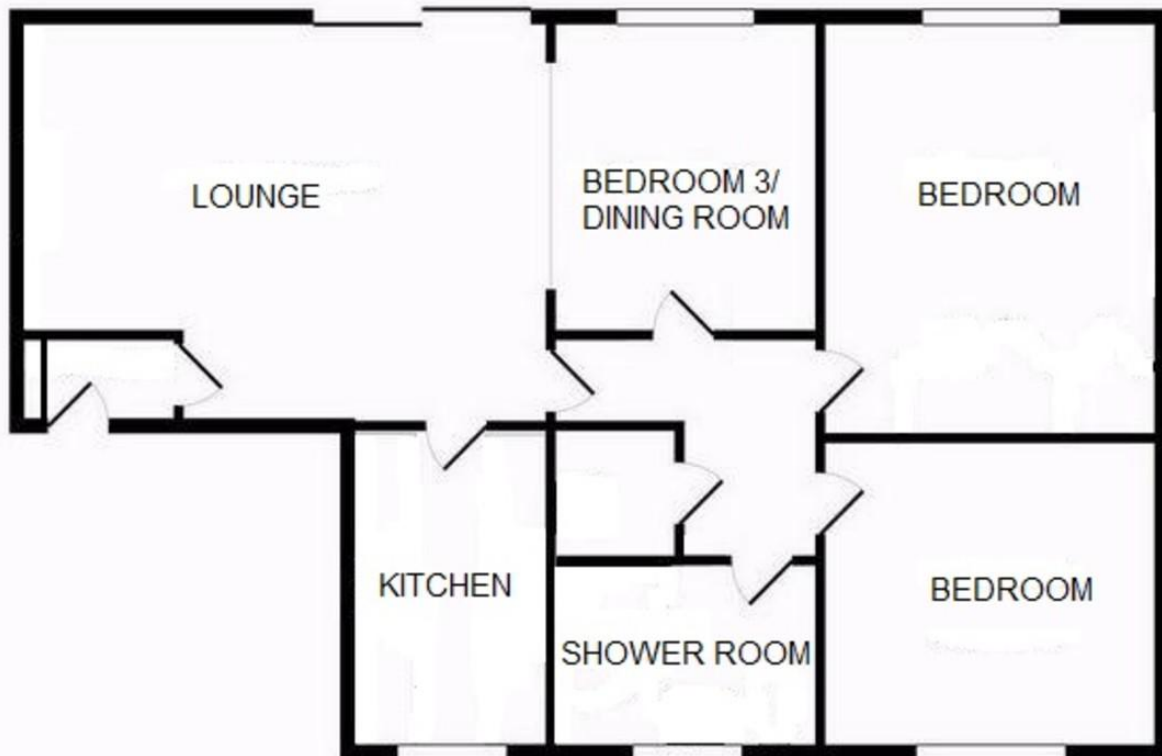
COUNCIL TAX BAND 'D'

DIRECTIONS

From our office in Westmoreland Road turn right at the traffic lights into Hayes Lane. Follow the road until you reach the roundabout, then take the fourth exit into Wickham Road. Lakeside can be found on the left-hand side just before Kelsey Park Avenue.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	64	



Measurements are approximate. Not to scale. Illustrative purposes only

Local Authority: Bromley London Borough Council

Council Tax Band: Band D

Viewings: Strictly by appointment only



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143b Westmoreland Road
Bromley
Kent
BR2 0TY

Tel: 0208 464 3030
Email: parklangley@edmund.co.uk
Web: www.edmund.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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.