



homezone

£265,000 Leasehold

4 Anschill House Orchard Way

Beckenham, BR3 3EN

- CHAIN FREE SALE
- BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- SMALL BLOCK OF JUST 4 FLATS
- ATTRACTIVE LIVING ROOM
- MODERN KITCHEN AND BATHROOM
- SPACIOUS DOUBLE BEDROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SUPERB AMOUNT OF STORAGE
- LARGE PRIVATE SECTION OF GARDEN
- CONVENIENT FOR ELMERS END & EDEN PARK RAILWAY STATIONS



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CHAIN FREE SALE

We are delighted to offer for sale this immaculate first floor one double bedroom apartment, forming just one of 4 flats in this block and, benefitting from a spacious private section of the rear garden.

Internally, the property comprises an attractive entrance hall with two storage cupboards, a modern 'Shaker' style kitchen suite with integrated appliances, a spacious living room with ornamental fireplace and bay window, a generous double bedroom with substantial built-in wardrobes and storage and a modern bathroom suite with shower over bath. The property is decorated beautifully throughout, with neutral colours, neutral carpets and feature walls.

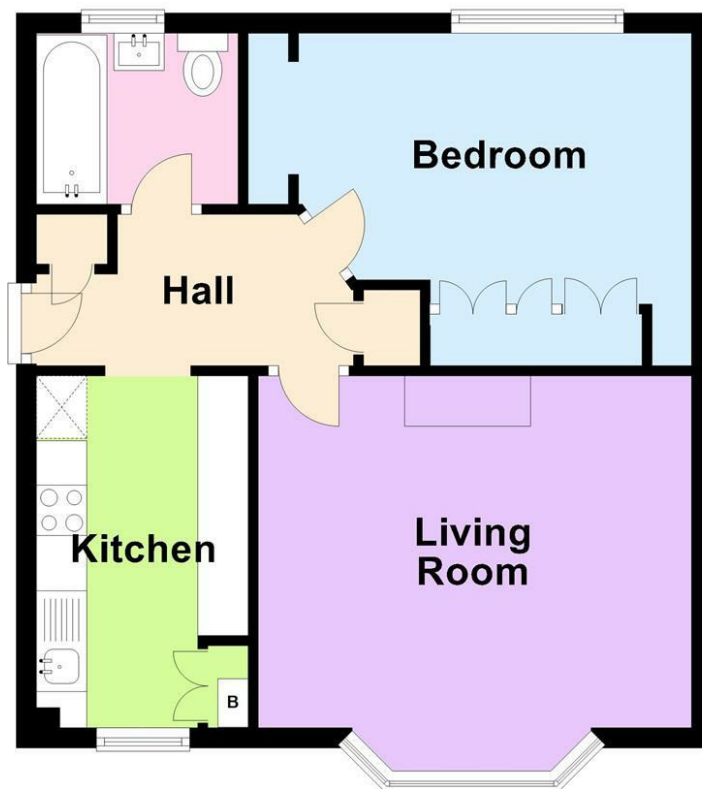
There is also a further storage cupboard on the ground floor hallway that belongs to this flat, providing additional storage for owners.

Enjoying a quiet location, within easy reach of Elmers End, Eden Park and Beckenham town centre.



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 45.1 sq. metres (485.8 sq. feet)

Entrance Hall

Solid wood painted front door with upper glazed panel, neutral carpet, neutral emulsion painted walls, loft access hatch, two storage cupboards, radiator.

Kitchen

11'3 max x 7'0 max (3.43m max x 2.13m max)
Dark grey vinyl flooring, range of light wood finish 'Shaker' style kitchen cabinets with grey worktops, high-level double oven, gas hob, extractor hood, integrated fridge and freezer, washing machine, stainless steel sink and drainer unit, storage cupboard housing gas boiler, UPVC double glazed window, spot lights.

Living Room

13'10 max x 10'8 max (recess/bay window) (4.22m max x 3.25m max (recess/bay window))
White painted door, cream carpet, neutral emulsion painted walls with feature wall papered chimney breast and ornamental fire place opening with tiled hearth, UPVC double glazed bay window, double radiator, ceiling light fitting.

Bedroom

12'5 max x 10'7 max (3.78m max x 3.23m max)
White painted door, cream carpet, neutral emulsion painted walls with feature wall papered wall, large range of built in wardrobes and further built in recess shelving and storage, UPVC double glazed window, ceiling light fitting, radiator,

Bathroom

Grey vinyl flooring, white bath with chrome taps and a separate wall integrated shower mixer valve, glass shower screen, pedestal wash basin, WC, UPVC double glazed window, ceiling light fitting, radiator, part tiled walls in a white tile, with remainder of bathroom painted in white emulsion.

Outside

This flat benefits from a private allocated section of rear garden to the rear, which is open plan. There is also a storage unit to the ground floor communal hallway for each flat providing additional storage for owners, and a further storage cupboard on the first floor landing close to the front door of the flat.

Lease / Service Charge

Vendors advise that the lease currently has in 176 years remaining.

Service charges - £720 per annum.

Ground Rent - Nil.

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.