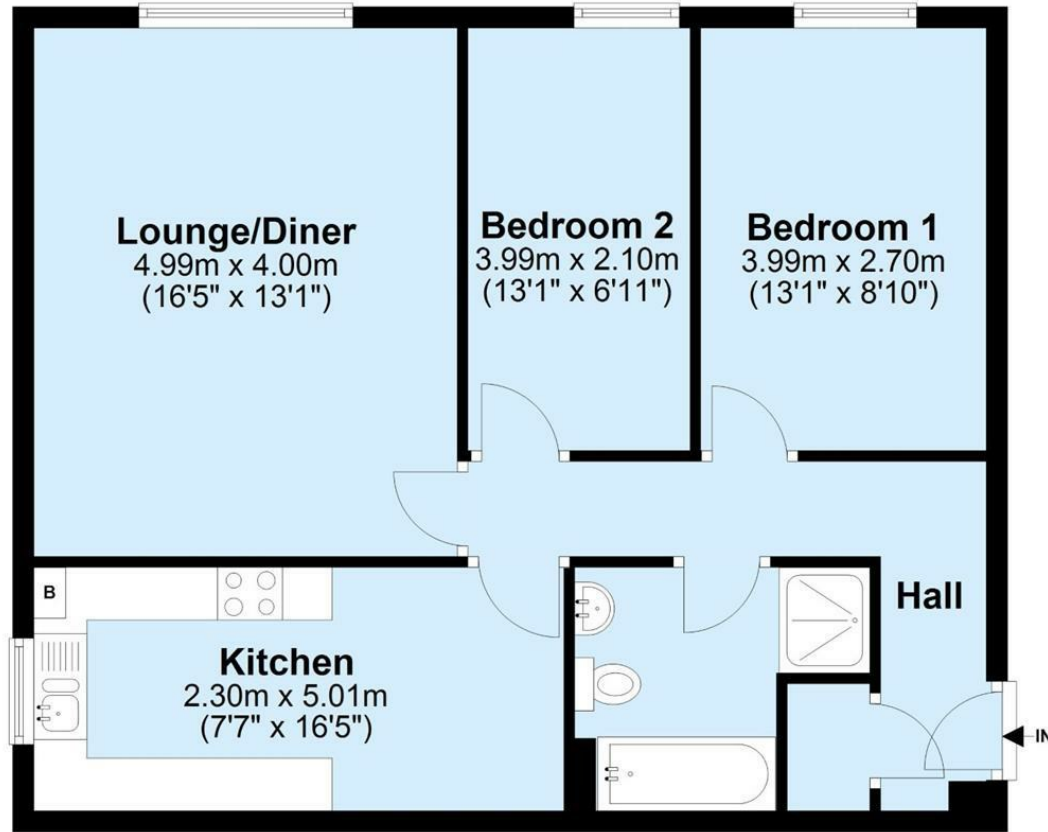


### First Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

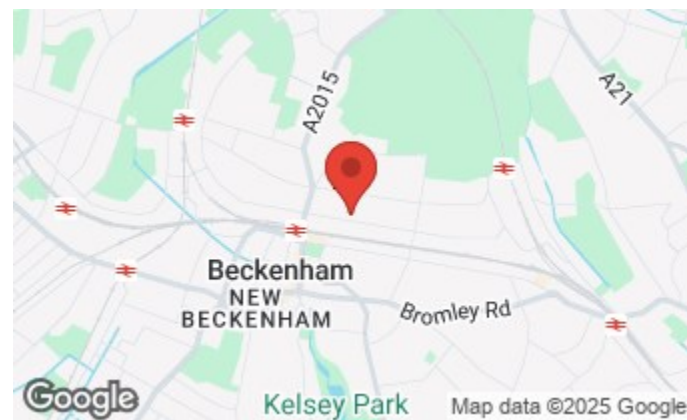
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



Charles Eden  
ESTATE AGENTS

6 Oaklands, 15 The Avenue, Beckenham, BR3 5DG  
Guide Price £375,000 Leasehold - Share of Freehold

MAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	83		

The Energy Efficiency Rating table shows a current rating of 81 and a potential rating of 83. The Environmental Impact (CO<sub>2</sub>) Rating table shows a current rating of 'A' and a potential rating of 'A'. Both tables include a color-coded scale from A (green) to G (red).

Charles Eden are delighted to present this chain free, conveniently located two bedroom first floor apartment located within this popular tree lined road, 0.2 miles from Beckenham Junction BR & Tram Stop and 0.3 miles to the High Street.

Beckenham High Street offers a wide array of shops, local amenities, bars and restaurants.

Internally the property boasts a 16'5 lounge, fitted kitchen, two bedrooms, bathroom and garage en bloc. Internal viewing recommended.



020 8663 1964  
charleseden.co.uk



A conveniently location within a popular tree lined road, 0.2 miles from Beckenham Junction BR/Tram Stop and 0.3 miles to Beckenham High Street.

This first floor purpose built apartment offers accommodation briefly comprising a 16'5 lounge, fitted kitchen, two bedrooms and a bathroom. Outside are well maintained communal gardens and a single garage en bloc.

The property is offered to the market with no onward chain.

#### COMMUNAL ENTRANCE

Entryphone system, part glazed communal door, stairs leading to:

#### FIRST FLOOR

#### PRIVATE ENTRANCE

Personal door leading into:

#### HALLWAY

Entry phone receiver unit, storage cupboard, laminate wood flooring.

#### LOUNGE / DINER 16'5 x 13'1

Double glazed window to rear, coved ceiling, electric fireplace and hearth, double radiator, fitted carpet.

#### KITCHEN / BREAKFAST ROOM 16'5 x 7'7

Double glazed window to side, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap inset in worksurface. tiled splashback, built-in oven with four burner electric hob and hood over. spaces for washing machine, dishwasher and fridge freezer, wall mounted 'Worcester' boiler (not tested by Charles Eden), double radiator, laminate wood flooring.

#### BEDROOM ONE 13'1 x 8'10

Double glazed window to rear, double radiator, fitted carpet.

#### BEDROOM TWO 13'1 x 6'11

Double glazed window to rear, double radiator, fitted carpet.

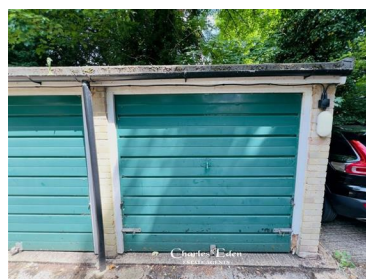
#### BATHROOM / WC

Paneled bath with twin grip handles and taps, fully tiled shower cubicle with sliding door, pedestal wash hand basin with taps, low level WC. fully tiled walls, tiled floor.

#### SINGLE GARAGE

No. 6

En-bloc located to rear of development furthest on the right with up and over door.



#### PARKING

Residents and visitor parking

#### COMMUNAL GARDEN

Extensive gardens to front and rear with shrubs and trees.



#### LEASE

999 years from 25/3/2012  
986 years remaining

#### MAINTENANCE

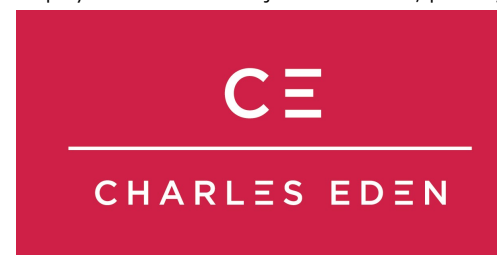
£125 pcm including Building Insurance

#### COUNCIL TAX D

#### EPC RATING B



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**6 Oaklands 15 The Avenue  
Beckenham  
BR3 5DG**

**www.charleseden.co.uk  
71 High Street, Beckenham, Kent, BR3 1AW**

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