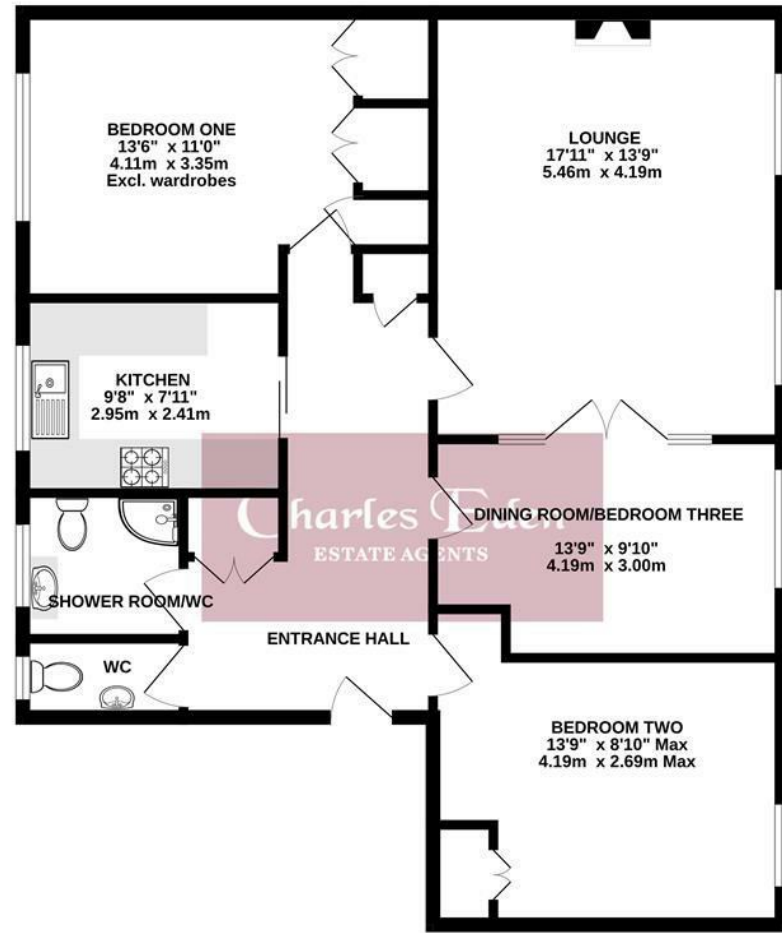


FIRST FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA: 1033sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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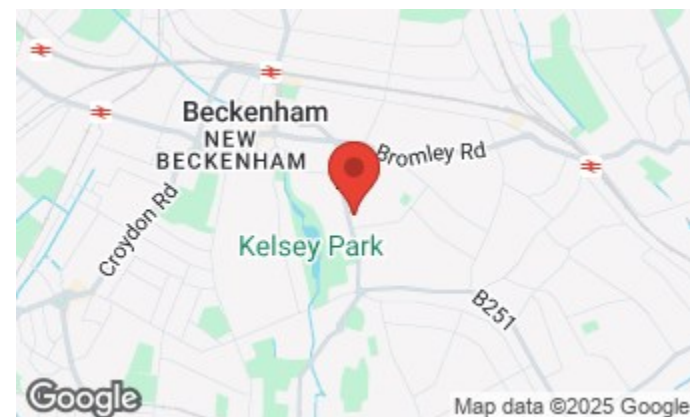
CHARLES EDEN



5, Markham Court, 39 Wickham Road Beckenham, Kent BR3 6TP

Guide Price £425,000 Leasehold - Share of Freehold

MAP



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

A generously proportioned three bedroom first floor apartment close to an entrance to Kelsey Park and about 0.5 miles from Beckenham High Street and 0.7 miles from Beckenham Junction railway station and tram stop, there is a bus stop being a short distance from outside the flat with routes to Beckenham Junction in one direction and Bromley South in the other, offering shower room, separate cloakroom, lift and garage. No chain



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PROTECTED

### COMMUNAL ENTRANCE

Security Intercom system, glazed double doors leading into an internal lobby.

### COMMUNAL HALL

Stairs and lift to

### FIRST FLOOR

### PRIVATE ENTRANCE

Personal door leading into:

### HALLWAY

Security intercom receiver unit, single storage cupboard, double storage cupboard, radiator, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet).

### LOUNGE 17'11 x 13'9

Two double glazed windows to front, coved ceiling, tiled fireplace, two radiators, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet). Opaque double glazed doors with opaque windows to side leading into:

### DINING ROOM/BEDROOM 3 13'9 x 9'10

Double glazed window to front, coved ceiling, radiator, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet).

### KITCHEN 9'8 x 7'11

Double glazed window to rear, range of wall, base and drawer units, four ring gas hob, with hood over, wall mounted double oven, 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher and upright fridge freezer, 'Worcester' gas boiler (not tested by Charles Eden), part tiled walls, laminate wood flooring.

### BEDROOM ONE 13'6 x 11'0

Double glazed window to rear, built-in wardrobes to one wall, radiator, laminate wood flooring.

### BEDROOM TWO 13'9 x 8'10

Double glazed window to front, double wardrobe, radiator, fitted carpet.

### SHOWER ROOM/WC

Opaque double glazed window to rear,, coved ceiling, corner shower cubicle, sink with mixer tap inset in vanity unit, low level WC, chrome ladder style heated towel rail, fully tiled walls, fitted carpet.

### SEPARATE WC

Opaque double glazed window to rear, low level WC, wash hand basin inset in vanity unit with mixer tap, radiator, fully tiled walls, fitted carpet.

### OUTSIDE

### SINGLE GARAGE

En-bloc located to rear of the development, with up and over door.



### COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.

### COMMUNAL PARKING

Residential parking to front.

### LEASE

125 years from 1st December 2003 (102 years remaining)

### MAINTAINANCE

£104.00 p.c.m.

### GROUND RENT

N/A

### COUNCIL TAX D

### EPC RATING C

### AGENTS NOTE

The sellers have arranged for the carpets in the hall 3rd bedroom and lounge to be removed on the 16th June as there are wooden floors beneath which they feel can be readily restored and therefore would be arranging this unless an interested party preferred carpets.



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

CE

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71 High Street, Beckenham, Kent, BR3 1AW

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