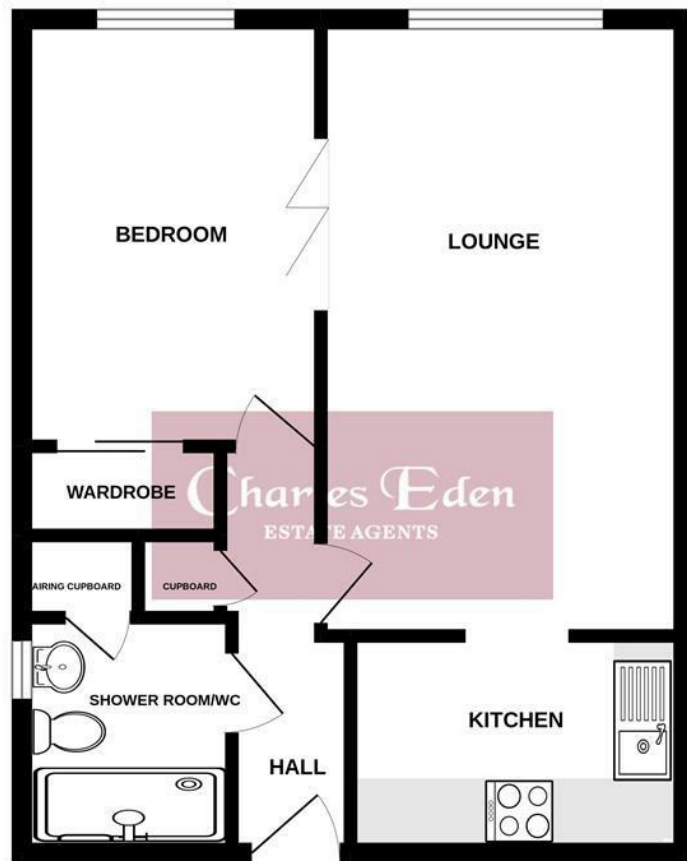


GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



FLOOR AREA TAKEN FROM EPC  
TOTAL FLOOR AREA: 44 sq.ft. (4.1 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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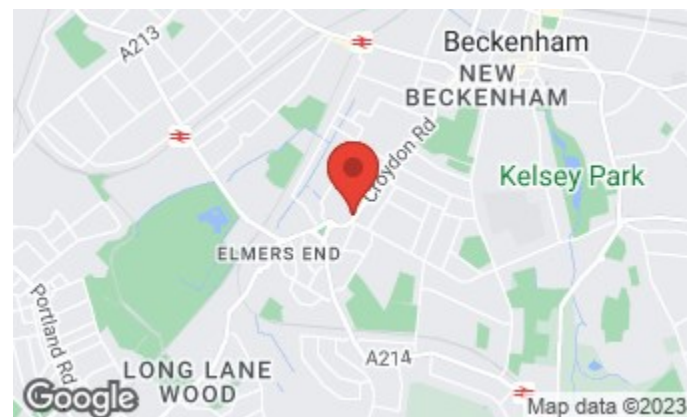
# Charles Eden

ESTATE AGENTS



32, Andon Court, 198 Croydon Road Beckenham, Kent BR3 4DE  
Guide Price £99,950 Leasehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		77	81				

A one bedroom 3rd floor RETIREMENT apartment with passenger lift close to local shops and less than 3/4 mile Beckenham High Street

FULL WALKTHROUGH VIDEO VIEWING AVAILABLE - PLEASE RING TO REQUEST THE LINK - NB This is not the brief slide show clip shown on the web.



020 8663 1964  
charleseden.co.uk



A one bedroom 3rd floor RETIREMENT apartment close to local shops.

**EPC RATING C**  
**COUNCIL TAX C**

With passenger lift access and communal facilities including residents lounge, hairdressing salon, pleasant rear gardens and parking.

Elmers End Station is about 1/2 a mile. Bus routes are close at hand and Beckenham High Street is under 3/4 mile

The property is offered with no onward chain

#### **COMMUNAL ENTRANCE**

Main Entrance with glazed door to front, side entrance with glazed door leading into:

#### **COMMUNAL ENTRANCE HALL**

Stairs and lift to:

#### **3RD FLOOR**

Personal door leading into:

#### **HALLWAY**

Intercom receiver unit, emergency cord, storage cupboard, fitted carpet.

#### **LIVING ROOM 17'2 x 10'0**

Double glazed window to front, night storage heater, fitted carpet.

Folding doors to bedroom, door leading into :

#### **KITCHEN 9'8 x 6'1**

Range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, electric oven, electric hob with, space for washing machine, space for fridge freezer, localised wall tiling, vinyl flooring.

#### **BEDROOM 12'3 x 8'8**

Double glazed window to front, night storage heater, built in double fronted wardrobe, fitted carpet.

#### **SHOWER ROOM**

Double glazed window to side, walk-in shower, pedestal wash hand basin, low level WC, chrome heated towel rail, localised wall tiling, cupboard housing hot water tank and shelving, vinyl flooring.

#### **OUTSIDE**

#### **COMMUNAL GARDENS**

To rear with shrubs, trees and flower borders.

#### **COMMUNAL PARKING**

Located to rear.

#### **LEASE**

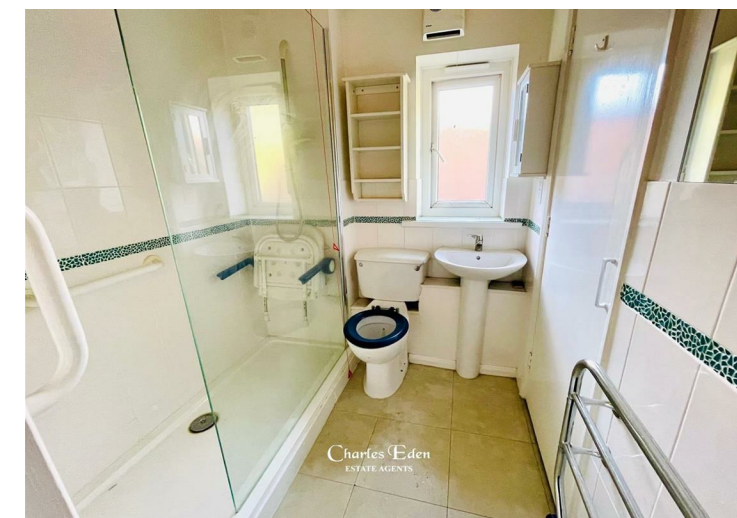
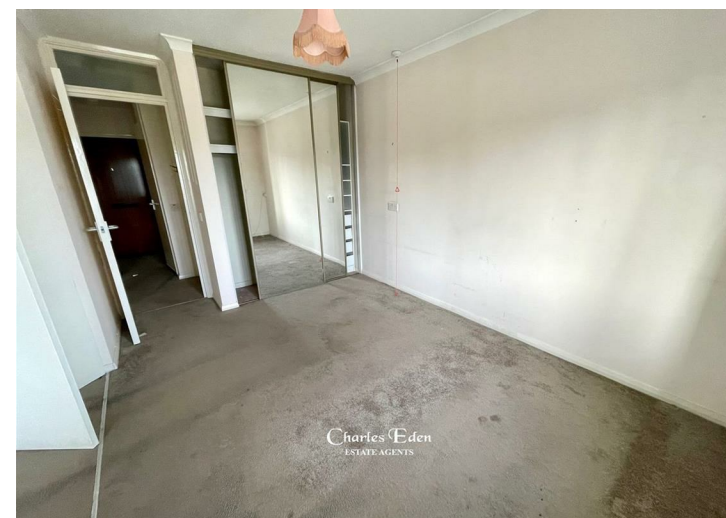
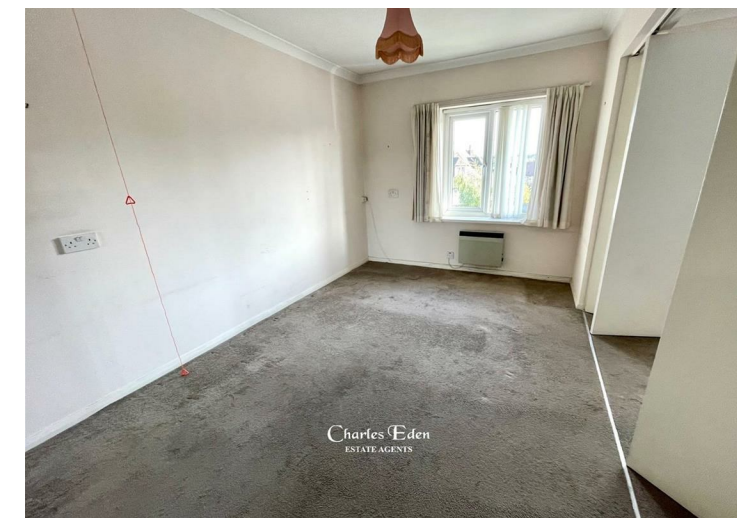
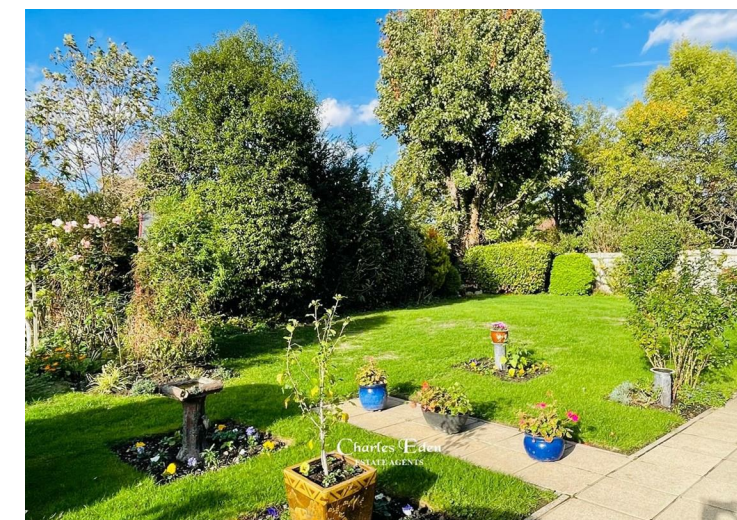
99 Years from 1st April 1987  
63 years remaining.

#### **GROUND RENT**

£160.00 per annum

#### **MAINTENANCE**

£2, 967,04 per annum (2022)



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**32 Andon Court**  
**198 Croydon Road**  
**Beckenham**  
**Kent**  
**BR3 4DE**

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**1 Kelsey Park Road, Beckenham, Kent, BR3 6LH**

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