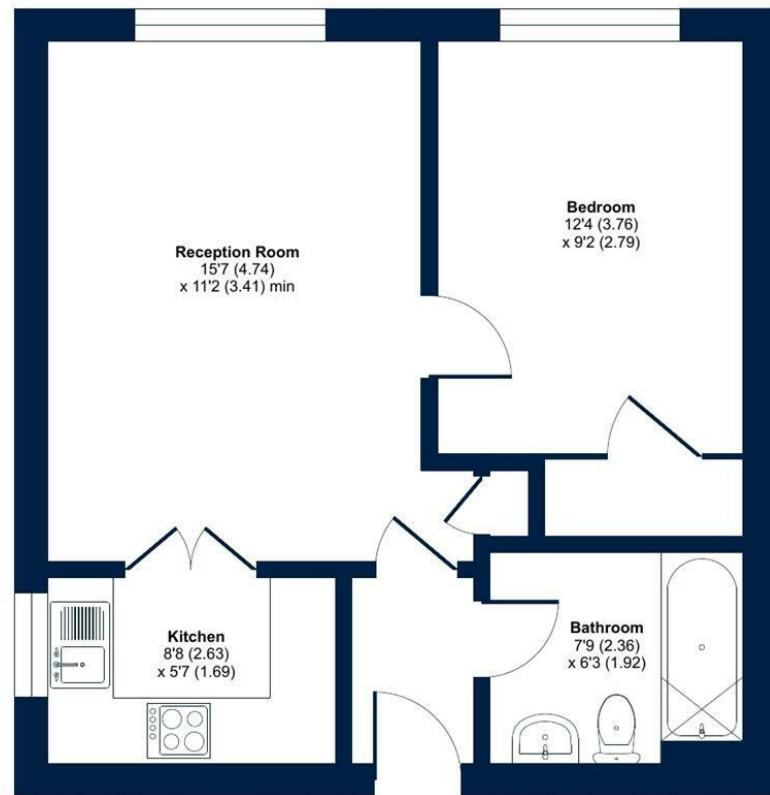


Rectory Road, Beckenham, BR3

Approximate Area = 450 sq ft / 41.8 sq m
For identification only - Not to scale



FIRST FLOOR



12 Queens Court, Rectory Road, Beckenham, BR3 1HS
Guide Price £250,000 Leasehold - Share of Freehold

Charles Eden bring to market is this appealing one bedroom first floor purpose built flat set within the well regarded Queens Court on Rectory Road. The property offers a bright lounge, a fitted kitchen, bedroom and bathroom. **SHARE OF FREEHOLD & CHAIN FREE**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Charles Eden. REF: 1382604



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



020 8663 1964
charleseden.co.uk



Ideally positioned for local amenities, the flat is approximately 0.4 miles from Beckenham High Street, offering a wide selection of shops, cafés, restaurants and leisure facilities including the cinema.

Transport links are excellent. Beckenham Junction Station is roughly 0.3 miles away, providing rail connections to London Victoria and Tramlink services to Croydon and onward to Wimbledon. Clock House Station sits around 0.6 miles away, offering direct trains to London Bridge and Charing Cross.

For green space, the much loved Beckenham Place Park and Kelsey Park are within walking distance, ideal for leisure and recreation.

Viewing is highly recommended.

COMMUNAL ENTRANCE

Intercom system, double glazed door leading into:

FIRST FLOOR

PERSONAL ENTRANCE

Door leading into:

HALLWAY

Intercom receiver unit, storage cupboards, storage heater, fitted carpet.

RECEPTION ROOM

Double glazed window to rear, dado rails, storage heater, fitted carpet.

KITCHEN

Double glazed window to side, range of wall and base units with worksurfaces over, single bowl sink and drainer with mixer tap, four ring electric hob with hood over, single oven, space for washing machine, integrated fridge freezer.

BEDROOM

Double glazed window to rear, dado rails, built in double wardrobe housing water tank.

BATHROOM/WC

Paneled bath with mixer taps, pedestal wash hand basin, low level WC, part tiled walls, laminate flooring.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.

PARKING

First come first served basis.

LEASE

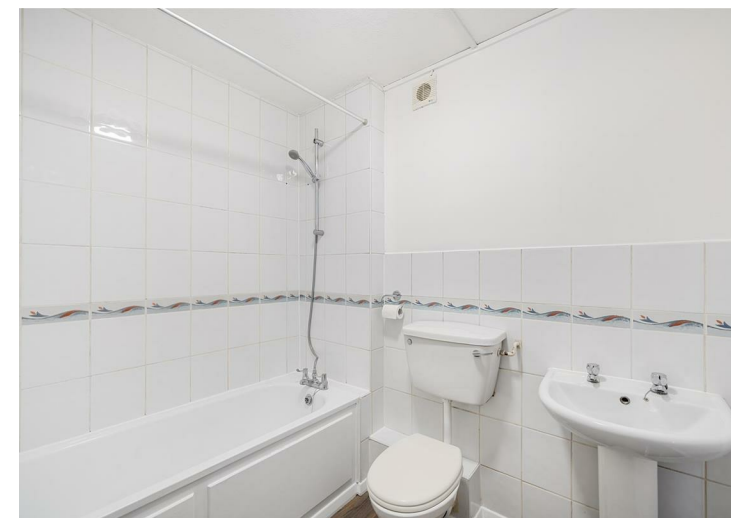
999 years from 24/06/2007
981 years left

MAINTAINANCE

£170 per month

COUNCIL TAX C

EPC RATING C



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

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