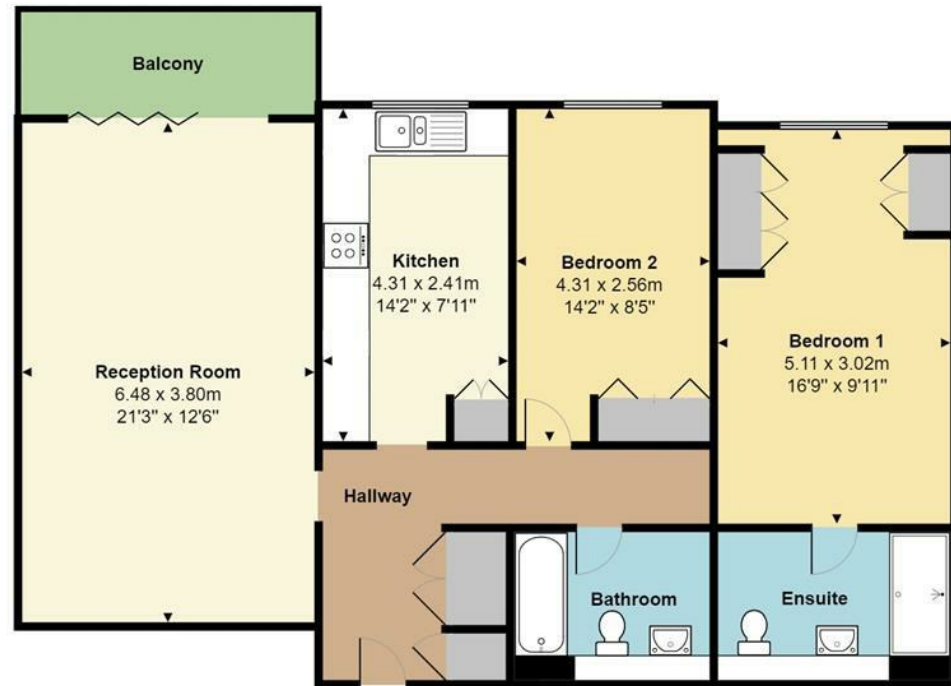


Beech Court, Copers Cope Road, Beckenham, BR3

Total Floor Area: 85.0 m<sup>2</sup> ... 914 ft<sup>2</sup> (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com

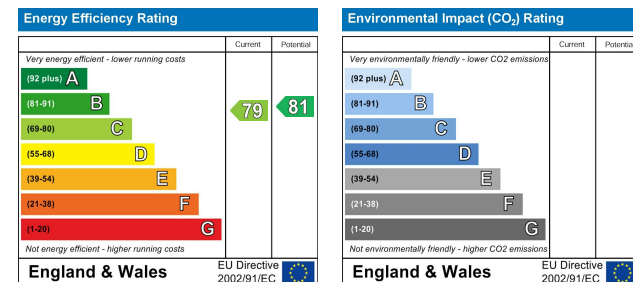
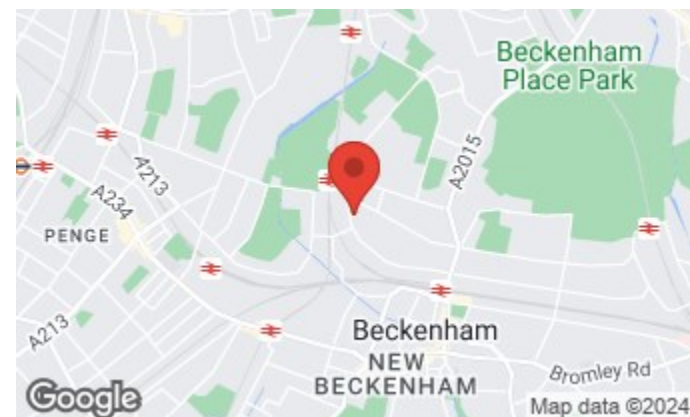


Charles Eden  
ESTATE AGENTS

Flat 7, Beech Court, 46 Copers Cope Road Beckenham, Kent BR3 1LD  
Guide Price £495,000 Leasehold - Share of Freehold

An excellently presented first floor balcony apartment with two double bedrooms, two bathrooms, 21' lounge/diner, well appointed kitchen. Passenger lift, garage, communal gardens. Convenient for railway stations, buses, trams and Beckenham Town Centre (approx half a mile). SHARED FREEHOLD

MAP



020 8663 1964  
charleseden.co.uk

naea | propertymark  
PROTECTED

An excellent opportunity to purchase an immaculate first floor balcony apartment with accommodation comprising:- two double bedrooms, a generously proportioned lounge/diner with impressive folding glazed doors to an east facing balcony at rear, well appointed kitchen with many appliances, and two bathrooms (including an en-suite to the main bedroom). In addition there is a passenger lift, garage en-bloc, extensive communal gardens and a visitors parking area to the front of the block. SHARED FREEHOLD

It is located conveniently for New Beckenham Station (less than 200 yards walking distance) and Beckenham Town Centre and Beckenham Junction Station & Tram Stop is a little over half a mile distant. There is a bus stop outside that has routes to Bromley one way, or Lower Sydenham in the other direction.

#### COMMUNAL ENTRANCE

Security intercom system, glazed door leading into:

#### COMMUNAL HALL, STAIRS, LIFT

Stairs and lift to:

#### FIRST FLOOR

Personal door to:

#### PRIVATE ENTRANCE HALL

Intercom receiver unit, coved ceiling, two fitted cupboards one housing insulated hot water tank, radiator, 'Amtico' parquet style flooring.

#### LOUNGE / DINER 21'3 x 12'6

3 double glazed doors which concertina to open completely with integral roller blinds leading out to balcony and overlooking rear garden, coved ceiling, radiator, 'Amtico' wood effect flooring.

#### BALCONY

Smoked glass balustrade, tiled flooring overlooking beyond garden.

#### KITCHEN 14'2 x 7'11

Double glazed window to rear, 1 1/2 bowl sink unit inset in work surfaces, range of fitted wall and base units with 'Corian' worksurfaces over, 'NEFF' electric oven, four ring hob, with hood over, integrated fridge freezer, dishwasher, washing machine, cupboard housing gas fired 'Worcester' boiler (not tested by Charles Eden), radiator, ceramic tiled flooring.

#### BEDROOM ONE 16'9 x 9'11

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Doors to:

#### EN-SUITE SHOWER ROOM/WC

Large walk-in shower cubicle with rain shower head and hand held attachment, screen, wash hand basin with mixer tap, low level WC with concealed cistern, vertical heated towel rail,, fully tiled walls and flooring.

#### BEDROOM TWO 14'2 x 8'5

Double glazed window to rear, coved ceiling, built-in wardrobes with mirror doors, radiator, fitted carpet.

#### BATHROOM/WC

Paneled bath with shower mixer attachment and screen, wash hand basin with mixer tap, concealed cistern low level WC , vertical heated towel rail, fully tiled walls, and flooring.



#### OUTSIDE

#### SINGLE GARAGE

Garage No. 11

Located en-bloc with up and over door and light.

#### OFF STREET PARKING

Visitor parking to front

#### COMMUNAL GARDENS

Extensive communal gardens with shrubs and trees.

#### LEASE

999 years from 29/9/2022 (997 years remaining)

#### SERVICE CHARGE

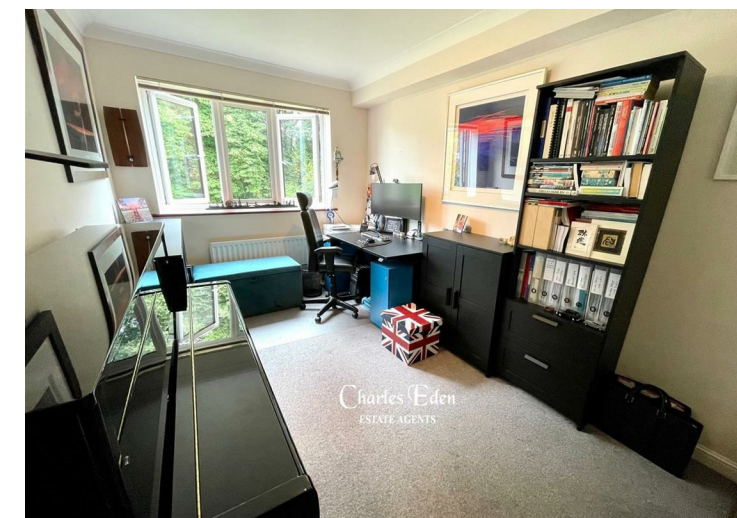
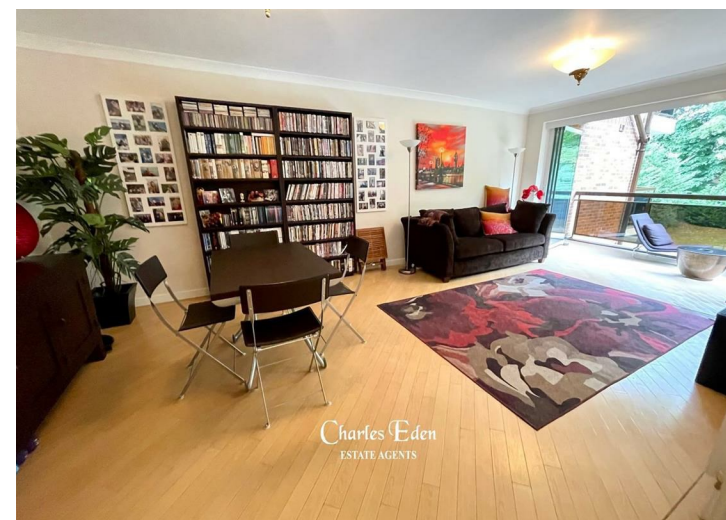
£2,293.60 p.a.

#### COUNCIL TAX E

#### EPC RATING B

#### AGENTS NOTE

The photos were taken prior to the current tenancy which is coming to an end and the property will be vacant after 7th May 24.



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.



Flat 7 Beech Court  
46 Copers Cope Road  
Beckenham  
Kent  
BR3 1LD

www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

Guide Price £495,000 Leasehold - Share of Freehold