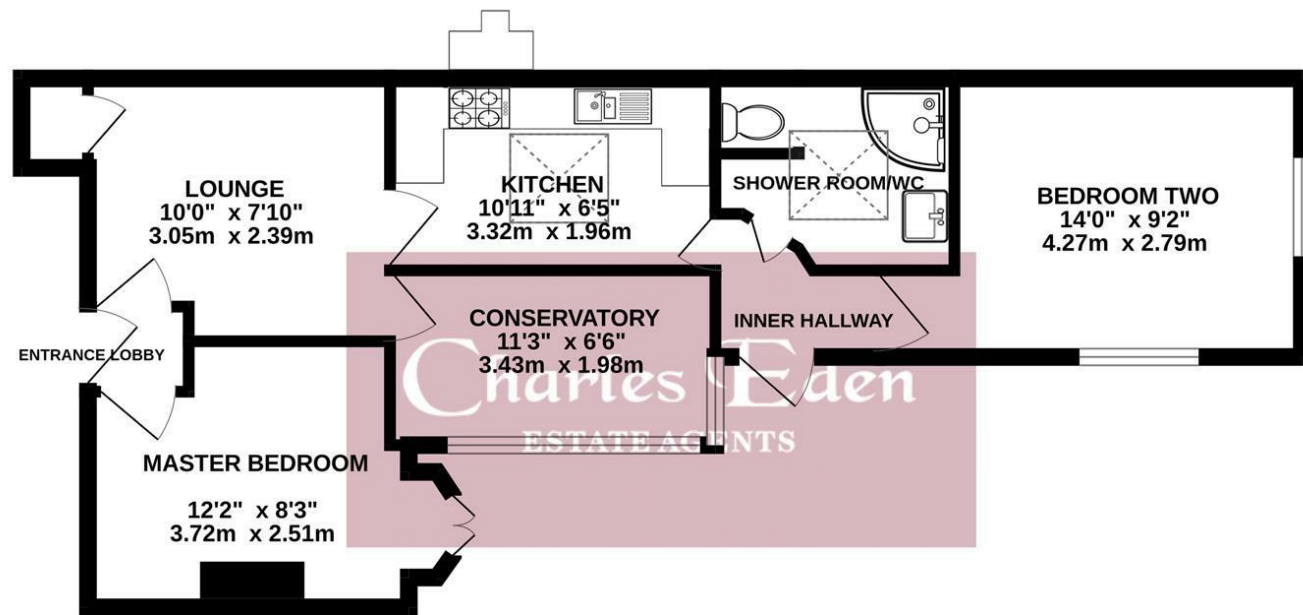


GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

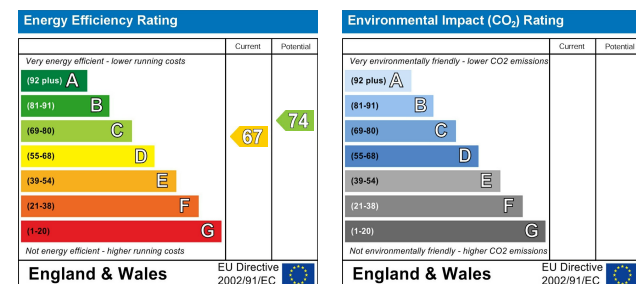


SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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Flat 1, 21, Manor Road, Beckenham, BR3 5JB  
Guide Price £450,000 Leasehold - Share of Freehold

MAP



Charles Eden are proud to offer this well appointed TWO BEDROOM ground floor conversion flat within a Victorian house close to Beckenham High Street. Lounge, reception, fitted kitchen, bathroom and private garden circa 60ft.  
SHARE OF FREEHOLD



020 8663 1964  
charleseden.co.uk



### COMMUNAL ENTRANCE

Intercom system, personal door leading into:

### COMMUNAL HALL

Personal door leading into:

### PRIVATE ENTRANCE LOBBY

Personal door, Intercom receiver unit, doors to Lounge and Master Bedroom, recessed spot lights to ceiling, coved ceiling, hard wood flooring



### OUTSIDE

#### PRIVATE REAR GARDEN 62ft approximately

Staggered.

Pathway, mainly laid to lawn and gravel area.



### LEASE

999 years from 1/1/2011

986 years remaining

### MAINTENANCE

£235.00 p.a. including building insurance.

### EPC RATING D

### COUNCIL TAX C



### LOUNGE 10'0 x 7'10

Coved ceiling, double radiator, recessed storage area, hard wood flooring.

Paneled glass doors leading to Kitchen and Conservatory.

### KITCHEN 10'11 x 6'5

Double glazed skylight, coved ceiling, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring gas hob with single oven under and hood over, spaces for fridge and washing machine, serving hatch to Conservatory, 'Valliant' gas boiler (not tested by Charles Eden) part tiled walls, tiled flooring.

### CONSERVATORY 11'03 x 6'06

Double glazed windows to side, hard wood flooring.

### MASTER BEDROOM 12'2 x 8'03

Double glazed French doors leading out to rear garden, paneled and coved ceiling, feature fireplace, double radiator, hard wood flooring.

### BEDROOM TWO 14'0 x 9'02

Double aspect.

Double glazed windows to rear and side, coved ceiling, double radiator, fitted carpet.

### SHOWER ROOM / WC

Opaque double glazed skylight window, recessed spot lights to ceiling, walk in shower cubicle with flexi hose, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled flooring.



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Flat 1, 21 Manor Road  
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