

Charles Eden

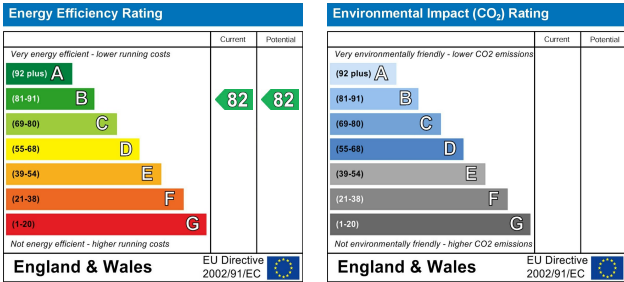
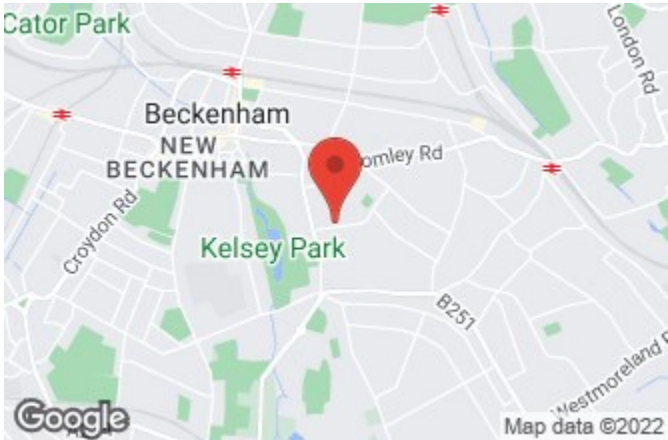
ESTATE AGENTS



Burrlands, 5 Overbury Avenue, Beckenham, Kent, BR3 6PZ

Offers In Excess Of £500,000 Leasehold - Share of Freehold

MAP



A two bedroom ground floor apartment with private patio around 1/4 mile from one of the entrances to Kelsey Park and about 1/2 mile from 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



Built by builders of repute Steventon & Co this 2 bedroom ground floor apartment boasts a generous living/ dining room, fitted kitchen, en-suite to Bedroom one and separate shower room. There is a private south facing patio, communal gardens and a double garage en-bloc

The property is situated in a popular location around 1/4 mile from one of the entrances to Kelsey Park with its beautiful grounds and lake whilst local shops can be found a little further along Wickham Road. Beckenham High Street is just over half a mile offering a good selection of shops, bars and restaurants. Beckenham Junction is just over 3/4 mile with rail services to London and tramlink access to Croydon and onto Wimbledon.

NOTE:- The sellers have requested that the property only be purchased by buyers intending to live in it.

COMMUNAL ENTRANCE
Intercom unit, glazed door leading into:

COMMUNAL HALL
Personal door leading into:

ENTRANCE HALL
Intercom receiver unit, coved ceiling, two storage cupboard, cloaks cupboard, radiator, fitted carpet.

LOUNGE/DINING ROOM 19'8" max x 19'3" max
L-shaped
Double glazed patio door to front, coved ceiling, two radiators, fitted carpet.
Door to:

PATIO
South facing to front with tiled floor.

KITCHEN 11'11" x 7'4"
Double glazed window to front, range of wall and base units with worksurfaces over, 1½ bowl stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob with hood over, space for washing machine and fridge freezer, breakfast bar area, 'Worcester' wall mounted boiler (not tested by Charles Eden), part tiled walls, vinyl flooring.

BEDROOM ONE 13'0" x 9'10"
Approached via dressing area.
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

DRESSING AREA
Three built-in double wardrobes.
Door to:

EN-SUITE BATHROOM
Panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome ladder style heated towel rail, fully tiled walls, vinyl flooring.
Please note, whilst there is a separate shower cubicle we are advised this has been disconnected.

BEDROOM TWO 13'0" x 9'0"
Double glazed window to rear, built-in double wardrobe, radiator, fitted carpet.

BATHROOM/WC
Panelled bath with shower mixer tap, pedestal wash hand basin, low level WC, radiator, fully tiled walls, vinyl flooring.

OUTSIDE
DOUBLE GARAGE
Turn left into garage block and its located last on the right with electric up and over door, light and power.

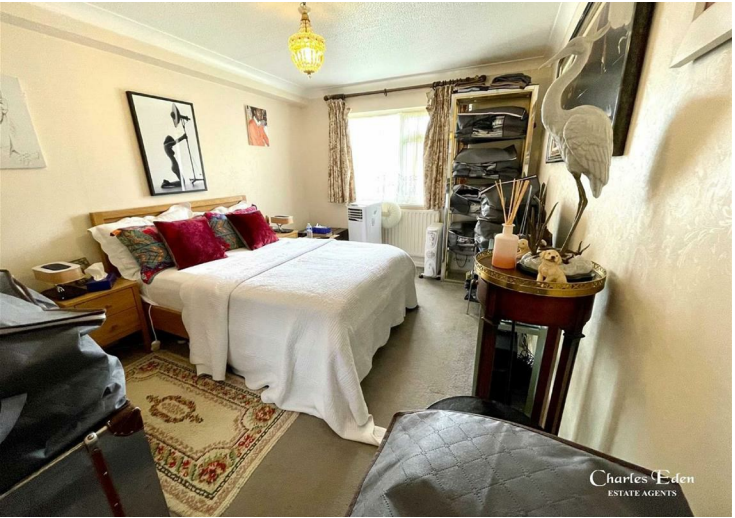
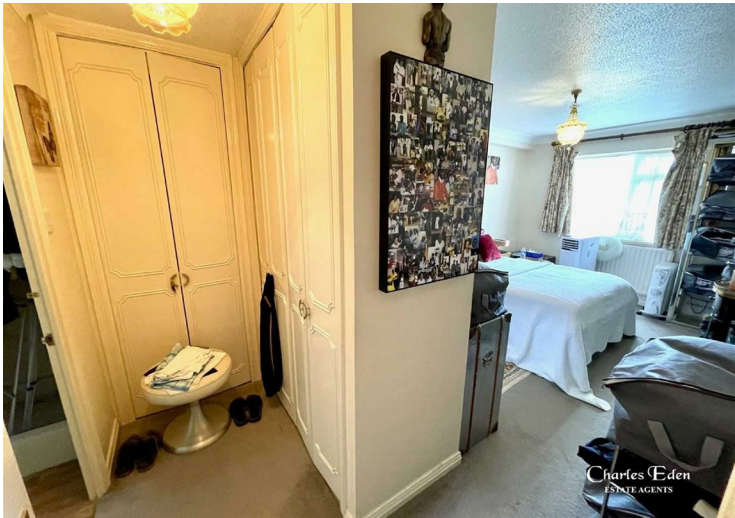
COMMUNAL GARDENS
Laid to lawn with shrubs and trees.

LEASE
200 Years from 29th September 1986

MAINTENANCE
£1,446.50 p.a.

GROUND RENT
N/A

Please note that the above lease information was kindly supplied by the vendor but the intending purchaser should satisfy themselves via their legal representatives that these details are correct before proceeding.



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.



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