

Beech Court, Copers Cope Road, Beckenham, BR3

Total Floor Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup> (excluding balcony)



Measurements are approximate,  
not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

MAP



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

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

Charles Eden  
ESTATE AGENTS



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12, Beech Court, 46 Copers Cope Road Beckenham, BR3 1LD  
Guide Price £475,000 Leasehold - Share of Freehold

Charles Eden are delighted to offer this spacious 2 Bed, second floor property in the picturesque, tree canopied, Copers Cope Road. Ideal for commuting to the city, with New Beckenham BR Station less than 0.1m and Beckenham Town Centre roughly 1 mile away. Beckenham named one of the UK's best places to live in 2023!  
Matterport virtual link - <https://my.matterport.com/show/?m=RHwjPvaV9wg>  
CHAIN FREE



020 8663 1964  
[charleseden.co.uk](http://charleseden.co.uk)





Charles Eden are delighted to offer this spacious 2 Bed property in the beautifully set, tree canopied, Copers Cope Road. Second floor balcony apartment overlooking communal gardens with two double bedrooms, two bathrooms, separate lounge/diner, kitchen/breakfast room. Passenger lift, large tandem garage, communal gardens. Convenient for railway stations with New Beckenham BR station 0.1m away, serving Charing X & London Bridge. Buses, trams and Beckenham Town Centre (approx half a mile). SHARED FREEHOLD - NO CHAIN

**COMMUNAL ENTRANCE**

Security intercom system, glazed door, leading into:

**COMMUNAL HALL, STAIRS TO**

Stairs and lift to:

**SECOND FLOOR**

Personal door to:

**PRIVATE ENTRANCE HALLWAY**

Entry phone receiver unit, coved ceiling, large airing cupboard housing hot water tank, cloaks cupboard.

**LOUNGE/DINING ROOM 16'11 x 15'11**

Double glazed window to rear overlooking communal rear garden, coved ceiling, two radiators, fitted carpet. Double glazed door to

**BALCONY**

Smoked glass balustrade, tiled floor.



**KITCHEN 12'10 x 8'5**

Double glazed window to side, comprising a range of wall and base units 1 1/2 bowl stainless steel sink and drainer inset in worksurface, 'NEFF' four burner gas hob, 'NEFF' electric oven, space for microwave, integrated dishwasher, washing machine, fridge freezer, Potterton' gas fired boiler, gas meter housed in cupboard, tiled walls, woodblock style flooring.

**MASTER BEDROOM 15'11 x 10'3**

Double glazed window to rear, coved ceiling, range of fitted wardrobes, radiator, fitted carpet.  
Door to:

**ENSUITE SHOWER ROOM / WC**

Walk-in shower cubicle with glazed screen, wash hand basin with mixer attachment, low level WC, heated towel rail, fully tiled walls and floor.

**BEDROOM TWO 12'10 x 9'2**

Double glazed window to side, coved ceiling, built-in wardrobe with mirrored doors, radiator, fitted carpet.



**BATHROOM / WC**

Paneled bath with twin grip handles, shower mixer attachment, pedestal wash hand basin with mixer tap, low level WC, radiator, tiled walls, vinyl flooring.

**OUTSIDE**

**DOUBLE GARAGE (Tandem)**

Number 1

Located en bloc to side, with up and over remote controlled automated electric door.



**COMMUNAL PARKING**

Visitor parking to front.

**COMMUNAL GARDENS**

Well maintained to front and rear.

**LEASE**

125 years, 92 years remaining.  
(However, an extension of 999 YEARS - share of freehold - has been paid for on COMPLETION OF SALE)

**SERVICE CHARGE**

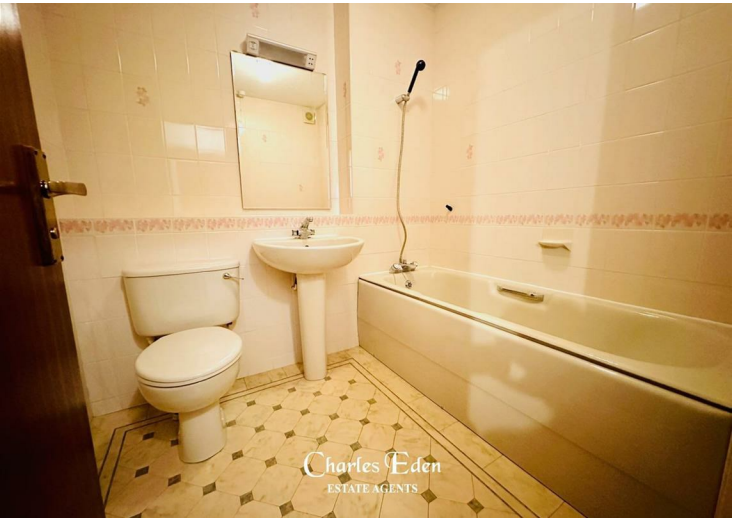
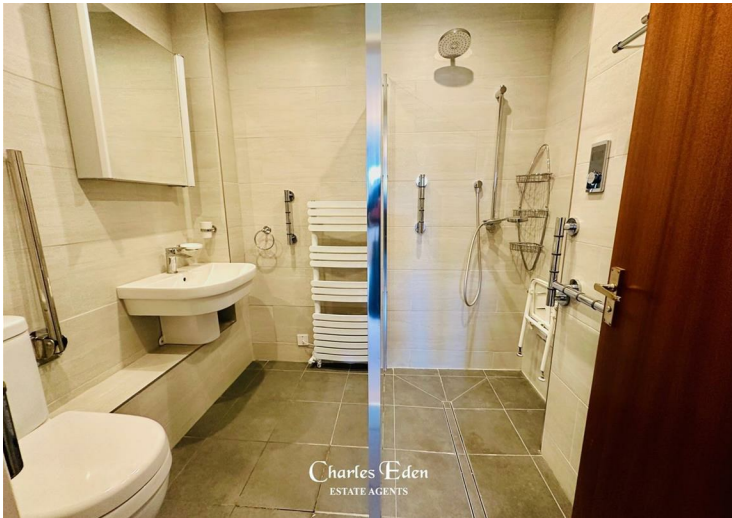
£2,292.60p.a. incl building insurance

**COUNCIL TAX E**

**EPC RATING C**

**AGENTS NOTE - matterport virtual link**

<https://my.matterport.com/show/?m=RHwjPvaV9wg>



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[www.charleseden.co.uk](http://www.charleseden.co.uk)  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

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**BR3 1LD**

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