

Beech Court, Copers Cope Road, Beckenham, BR3

Total Floor Area: 83.0 m² ... 894 ft² (excluding balcony)



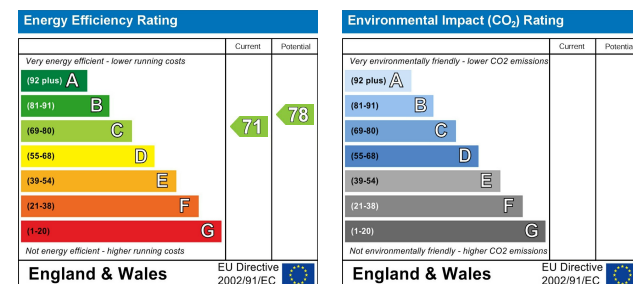
Measurements are approximate,
not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Charles Eden
ESTATE AGENTS

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

MAP



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



Charles Eden are delighted to offer this spacious 2 Bed property in the beautifully set, tree canopied, Copers Cope Road. Second floor balcony 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 work surface, '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

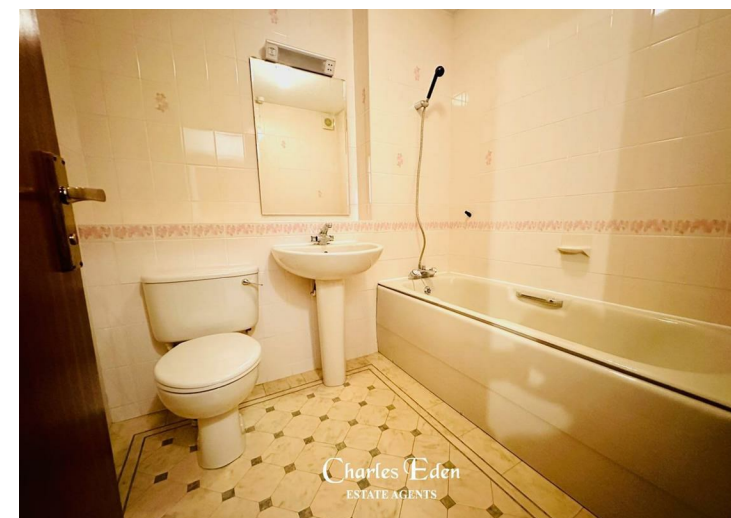
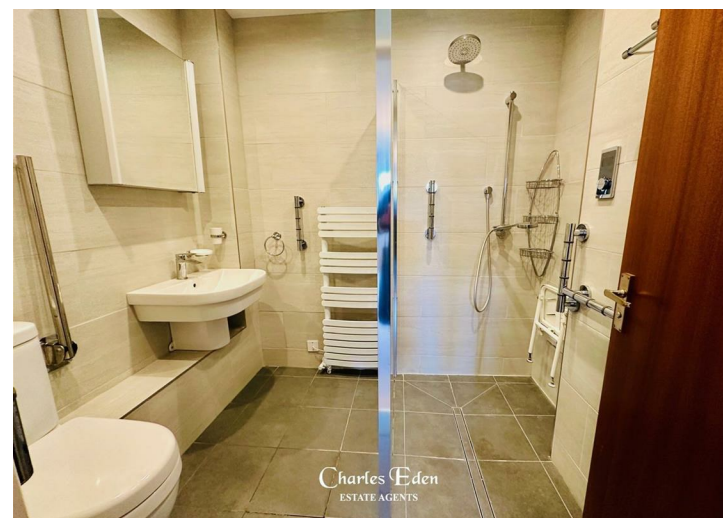
£2,292.60p.a. incl building insurance

COUNCIL TAX E

EPC RATING C

AGENTS NOTE - matterport virtual link

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



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46 Copers Cope Road
Beckenham
BR3 1LD**

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

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