

Cambria, 2 Court Downs Road, Beckenham, BR3

Total Floor Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup> (excluding balcony)

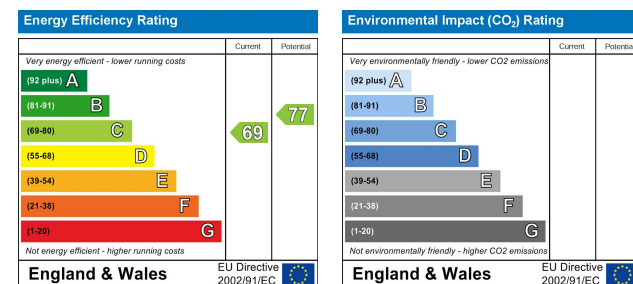
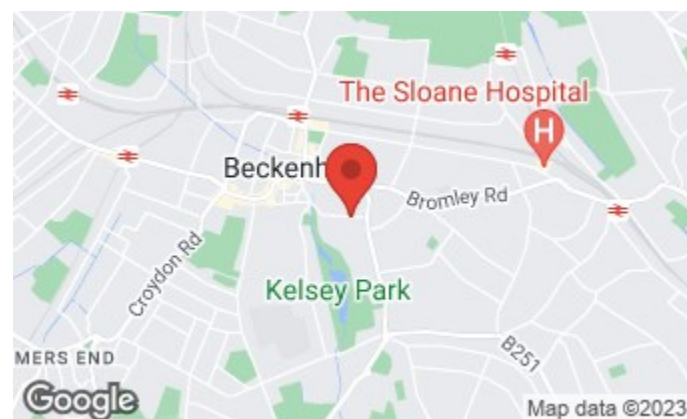


Measurements are approximate, not to scale and for illustrative purposes only.  
www.essentialpropertymarketing.com



3, Cambria, 2 Court Downs Road Beckenham, Kent BR3 6TF  
Guide Price £400,000 Leasehold - Share of Freehold

MAP



020 8663 1964  
charleseden.co.uk



Less than 1/4 mile from Beckenham High Street and a few hundred yards from the beautiful Kelsey Park, Charles Eden are pleased to offer for sale this well presented 2 bedroom first floor apartment with south facing balcony and garage.

A sought after location being close to an entrance to Kelsey Park with its beautiful lake and grounds which is en route to Beckenham High Street less than a 1/4 mile offering a wide selection of shops bars and restaurants. Beckenham Junction Station is around 1/2 mile with frequent rail services to London and tram link access to Croydon and onto Wimbledon.

This two bedroom first floor apartment with south facing balcony also boasts a generously proportioned reception room, fitted kitchen, bathroom and separate cloakroom. Outside are well maintained communal gardens and a single garage en bloc.

#### COMMUNAL ENTRANCE

Entry phone system, glazed door leading into communal hall/stairs to:

#### FIRST FLOOR

#### PRIVATE ENTRANCE

Personal door leading into:

#### ENTRANCE HALL

Entry phone receiver unit, coved ceiling, cupboard housing warm air unit, cupboard housing hot water cylinder, fitted carpet.

#### LOUNGE 15'3 x 14"2

Double glazed window to front, coved ceiling, warm air vent, fitted carpet.

Double glazed double doors leading out to:

#### BALCONY

South facing.

#### KITCHEN 9'8 x 8'4

Double glazed window to rear, range of wall and base units, integrated stainless steel sink, integrated electric oven, four ring gas hob with chimney hood over, space for fridge freezer, two warm air vents, laminate wood flooring. Plumbing for automatic washing machine under sink

#### BEDROOM ONE 13'2 x 10'3

Double glazed window to rear, coved ceiling, built in double wardrobe, warm air vent, fitted carpet.

#### BEDROOM TWO 10'6 x 7'11

Double glazed window to side, coved ceiling, built in wardrobe, warm air vent, fitted carpet.

#### BATHROOM

White suite comprising paneled bath with shower mixer tap and shower attachment.

pedestal wash hand basin, warm air vent, laminate wood flooring.

#### WC

Low level WC, pedestal wash hand basin with tiled splash back, warm air vent, vinyl flooring.

#### OUTSIDE

#### GARAGE

No. 3

Garage en bloc.



#### COMMUNAL GARDENS

Mainly laid to lawn with shrubs & trees.

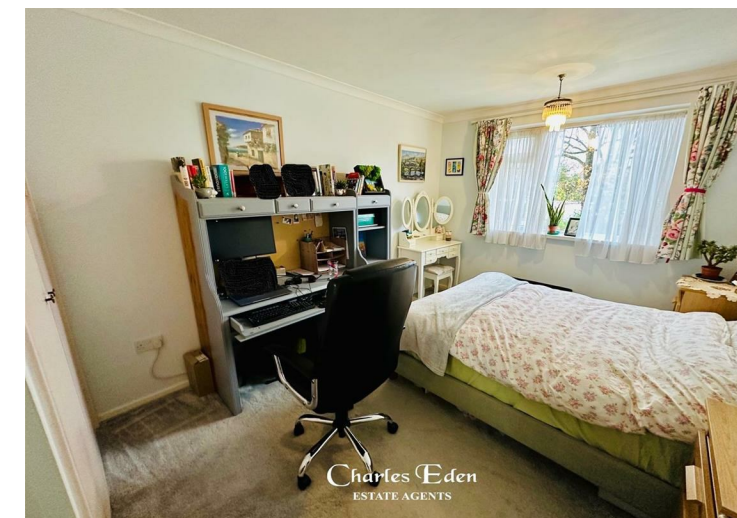
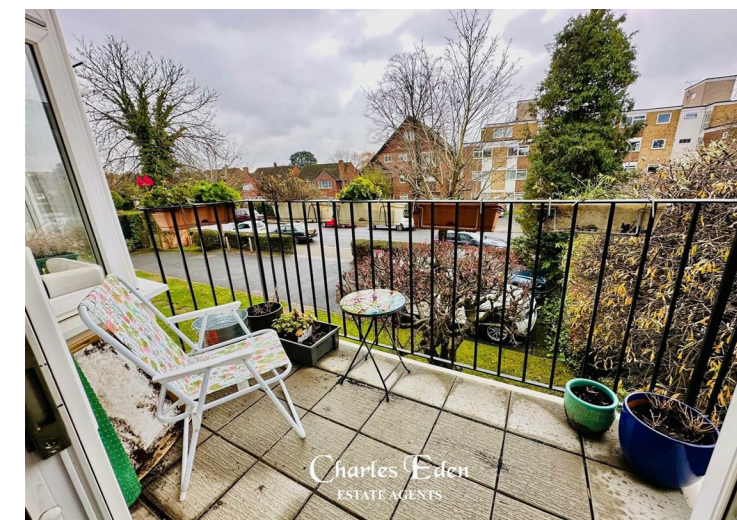
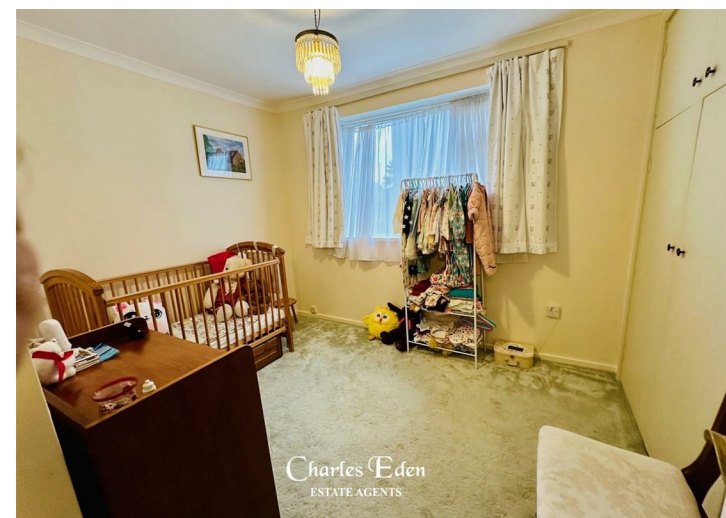


LEASE - 999 years from 2000 - 976 years unexpired

MAINTENANCE - £1,992 per annum

EPC RATING C

COUNCIL TAX D



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3 Cambria  
2 Court Downs Road  
Beckenham  
Kent  
BR3 6TF

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

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