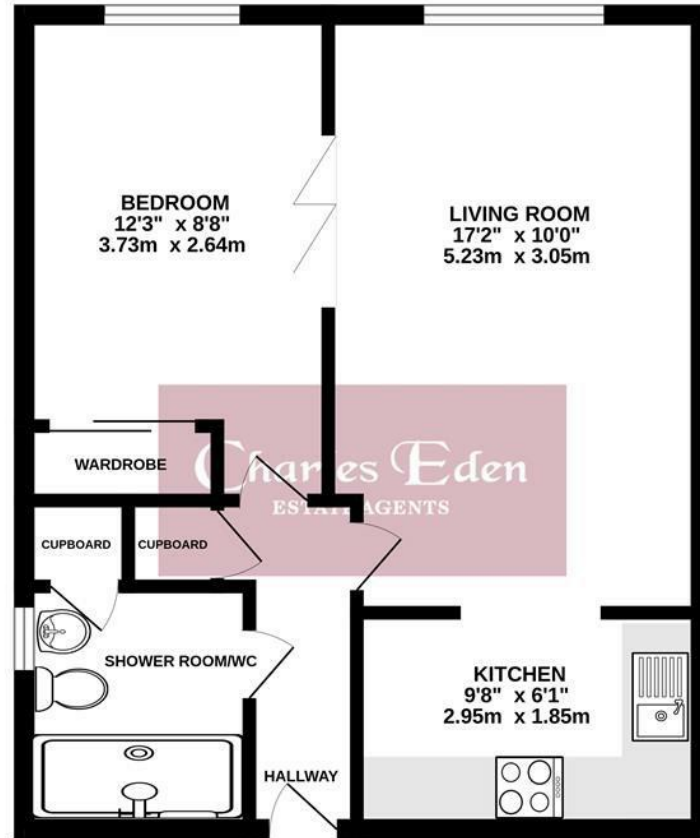


3RD FLOOR
473 sq.ft. (43.9 sq.m.) approx.



FLOOR AREA TAKEN FROM EPC
TOTAL FLOOR AREA : 473sq.ft. (43.9 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.
Made with Metropix ©2023

Charles Eden
ESTATE AGENTS



32, Andon Court, 198 Croydon Road Beckenham, Kent BR3 4DE
Starting Bid £50,000 Leasehold

MAP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																	
Current	Potential	Current	Potential																
Very energy efficient - lower running costs																			
Very environmentally friendly - lower CO ₂ emissions																			
<table border="0"> <tr> <td style="text-align: center;">(92 plus) A</td> <td style="text-align: center;">(81-91) B</td> <td style="text-align: center;">(81-91) B</td> <td style="text-align: center;">(69-80) C</td> </tr> <tr> <td style="text-align: center;">(69-80) C</td> <td style="text-align: center;">(55-68) D</td> <td style="text-align: center;">(69-80) C</td> <td style="text-align: center;">(55-68) D</td> </tr> <tr> <td style="text-align: center;">(39-54) E</td> <td style="text-align: center;">(21-38) F</td> <td style="text-align: center;">(39-54) E</td> <td style="text-align: center;">(21-38) F</td> </tr> <tr> <td style="text-align: center;">(1-20) G</td> <td></td> <td style="text-align: center;">(1-20) G</td> <td></td> </tr> </table>				(92 plus) A	(81-91) B	(81-91) B	(69-80) C	(69-80) C	(55-68) D	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(39-54) E	(21-38) F	(1-20) G		(1-20) G	
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(1-20) G		(1-20) G																	
77	81																		
Not energy efficient - higher running costs																			
Not environmentally friendly - higher CO ₂ emissions																			
England & Wales		England & Wales																	
EU Directive 2002/91/EC		EU Directive 2002/91/EC																	

RETIREMENT apartment - one bedroom 3rd floor with passenger lift close to local shops and less than 3/4 mile Beckenham High Street

**** PLEASE NOTE THIS PROPERTY IS BEING SOLD VIA THE MODERN METHOD OF AUCTION SEE AUCTIONEERS COMMENTS ON BROCHURE FOR T'S & C'S ***

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



A one bedroom 3rd floor RETIREMENT apartment close to local shops.

With passenger lift access and communal facilities including residents lounge, hairdressing salon, pleasant rear gardens and parking.

Elmers End Station is about 1/2 a mile. Bus routes are close at hand and Beckenham High Street is under 3/4 mile.

The property is offered with no onward chain

AGENTS NOTE RE AUCTIONEERS COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iam sold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iam sold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iam sold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

COMMUNAL ENTRANCE

Main Entrance with glazed door to front, side entrance with glazed door leading into:

COMMUNAL ENTRANCE HALL

Stairs and lift to:

3RD FLOOR

Personal door leading into:

HALLWAY

Intercom receiver unit, emergency cord, storage cupboard, fitted carpet.

LIVING ROOM 17'2 x 10'0

Double glazed window to front, night storage heater, fitted carpet.

Folding doors to bedroom, door leading into :

KITCHEN 9'8 x 6'1

Range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, electric oven, electric hob with, space for washing machine, space for fridge freezer, localised wall tiling, vinyl flooring.

BEDROOM 12'3 x 8'8

Double glazed window to front, night storage heater, built in double fronted wardrobe, fitted carpet.

SHOWER ROOM

Double glazed window to side, walk-in shower, pedestal wash hand basin, low level WC, chrome heated towel rail, localised wall tiling, cupboard housing hot water tank and shelving, vinyl flooring.

OUTSIDE

COMMUNAL GARDENS

To rear with shrubs, trees and flower borders.

COMMUNAL PARKING

Located to rear.

LEASE

99 Years from 1st April 1987
63 years remaining.

GROUND RENT

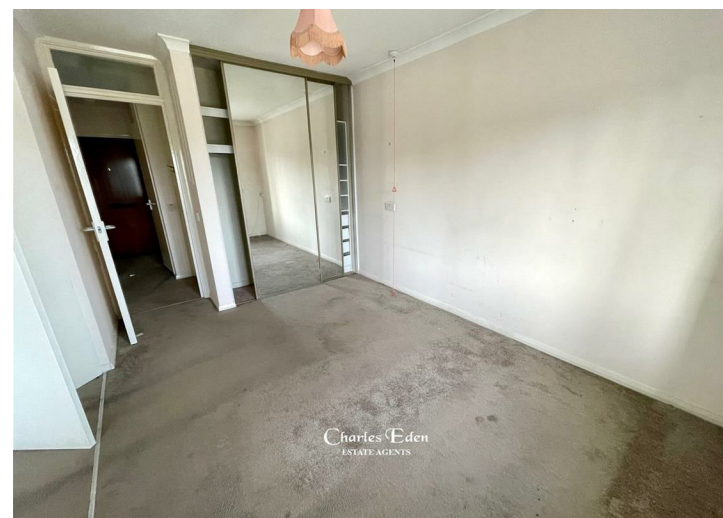
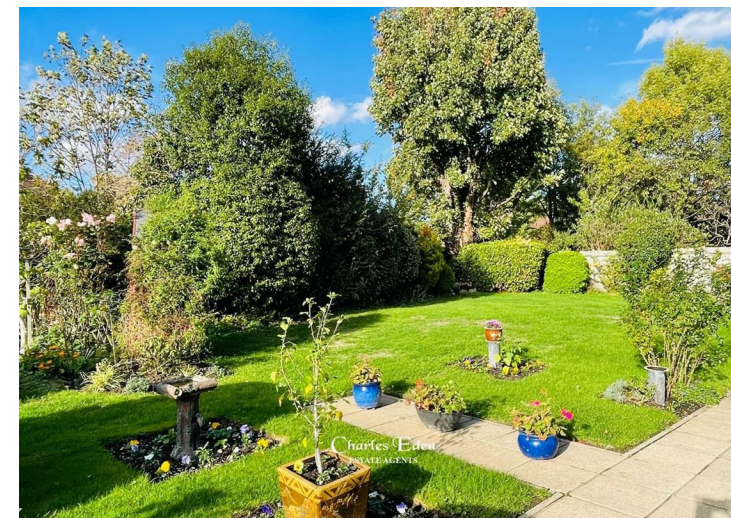
£160.00 per annum

MAINTENANCE

£2, 967,04 per annum (2022)

EPC RATING C

COUNCIL TAX C



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.



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

32 Andon Court
198 Croydon Road
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Starting Bid £50,000 Leasehold