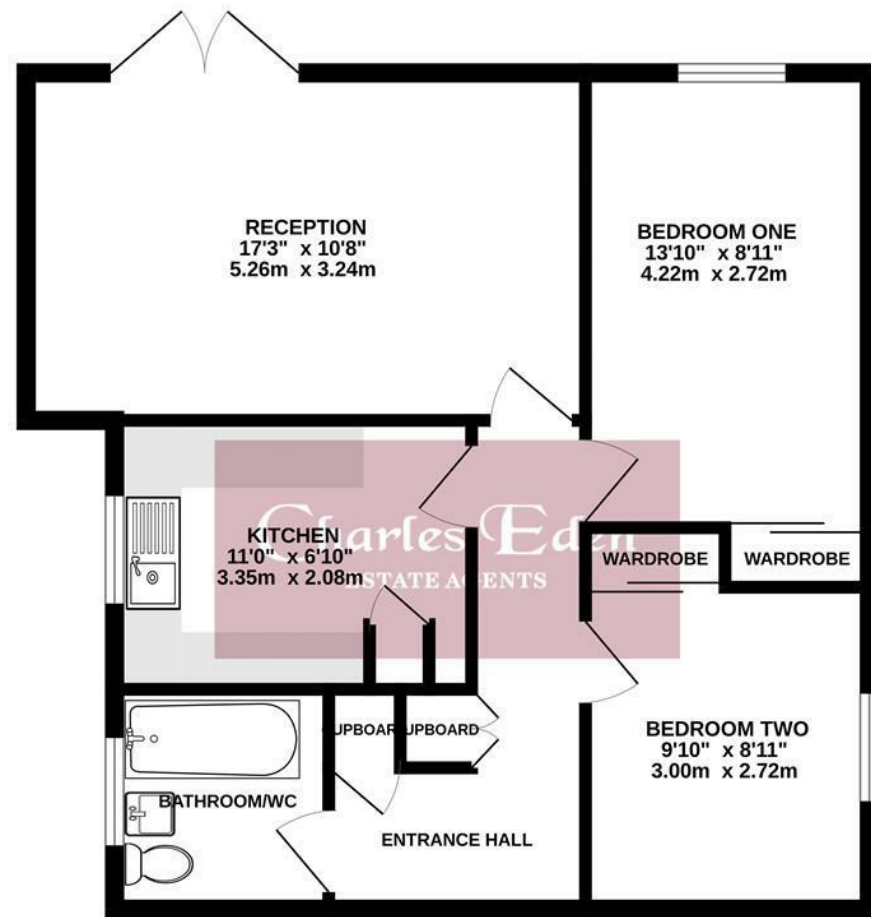


GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



FLOOR AREA TAKEN FROM EPC  
TOTAL FLOOR AREA : 688sq.ft. (63.9 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 i2024

Charles Eden  
ESTATE AGENTS



Flat 2, Orion Court, 73 Albemarle Road Beckenham, Kent BR3 5XQ  
Offers In The Region Of £365,000 Leasehold - Share of Freehold

Charles Eden are delighted to offer this CHAIN FREE, two double bedrooms, ground floor flat, on Albemarle Road, Beckenham. The flat is presented in excellent condition throughout and benefits from a SHARE OF FREEHOLD, 979 year lease, direct access to the communal gardens at the rear, and garage en bloc.

MAP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	76
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



020 8663 1964  
charleseden.co.uk



Orion Court is situated close to Beckenham High Street with its array of shops, supermarkets and numerous restaurants and bars. Beckenham has other facilities worthy of note, including beautiful parks (the nearest being Beckenham Place Park), Odeon multiplex cinema and Spa Leisure Centre with its pools and gymnasium. It is also conveniently placed within a 0.6 miles of Beckenham Junction Railway Station (serving London Bridge & London Victoria) and Tram Stop (services to Wimbledon via East Croydon).

CHAIN FREE

#### COMMUNAL ENTRANCE

Intercom system, door leading into

#### PRIVATE ENTRANCE

Door leading into:

#### HALLWAY

Coved ceiling, radiator, laminate wood flooring.

#### LOUNGE 17'3 x 10'8

Double glazed bi-fold doors leading out to patio and communal gardens, coved ceiling, two radiators, laminate wood flooring.



#### KITCHEN 11'0 x 6'10

Double glazed window to side, comprising a range of wall and base units with wood block work surfacing over, single bowl sink with mixer tap inset in worktop, four ring electric hob with hood over, electric oven, washing machine, fridge freezer, part tiled walls, tiled floor.

#### BEDROOM ONE 13'10 x 8'11

Double glazed window to rear, built-in wardrobe, radiator, laminate wood flooring.

#### BEDROOM TWO 9'10 x 8'11

Double glazed window to side, built-in wardrobe, radiator, laminate wood flooring.

#### BATHROOM / WC

Opaque double glazed window to side, L-shaped tiled shower bath with mixer tap, shower flexi hose with glass shower screen, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, fully tiled walls, tiled flooring.

#### OUTSIDE

#### COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.

#### GARAGE

Located en-bloc to rear of building, 2nd from the left.

#### PARKING

Shared parking space to front and back of building.

#### LEASE

999 years from 2004 (979 years remaining)

#### SERVICE/MAINTAINENCE

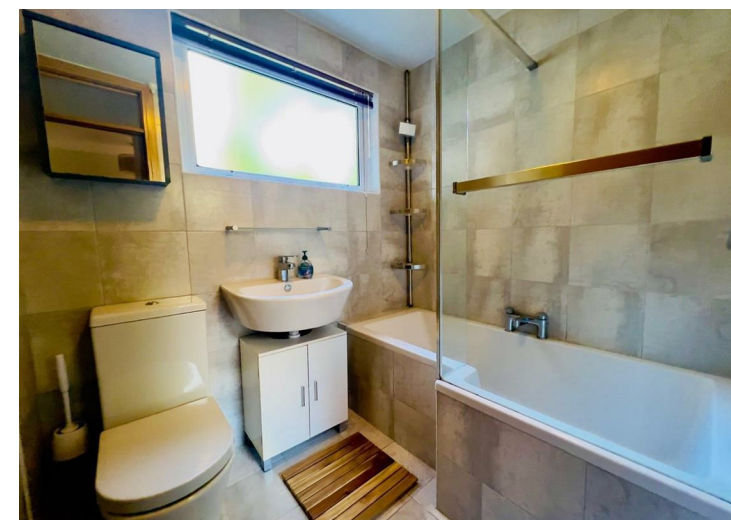
£170.00 pcm

#### GROUND RENT

N/A

#### EPC RATING C

#### COUNCIL TAX D



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.



**Flat 2 Orion Court**  
**73 Albemarle Road**  
**Beckenham**  
**Kent**  
**BR3 5XQ**

[www.charleseden.co.uk](http://www.charleseden.co.uk)  
71 High Street, Beckenham, Kent, BR3 1AW

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**- Share of Freehold**