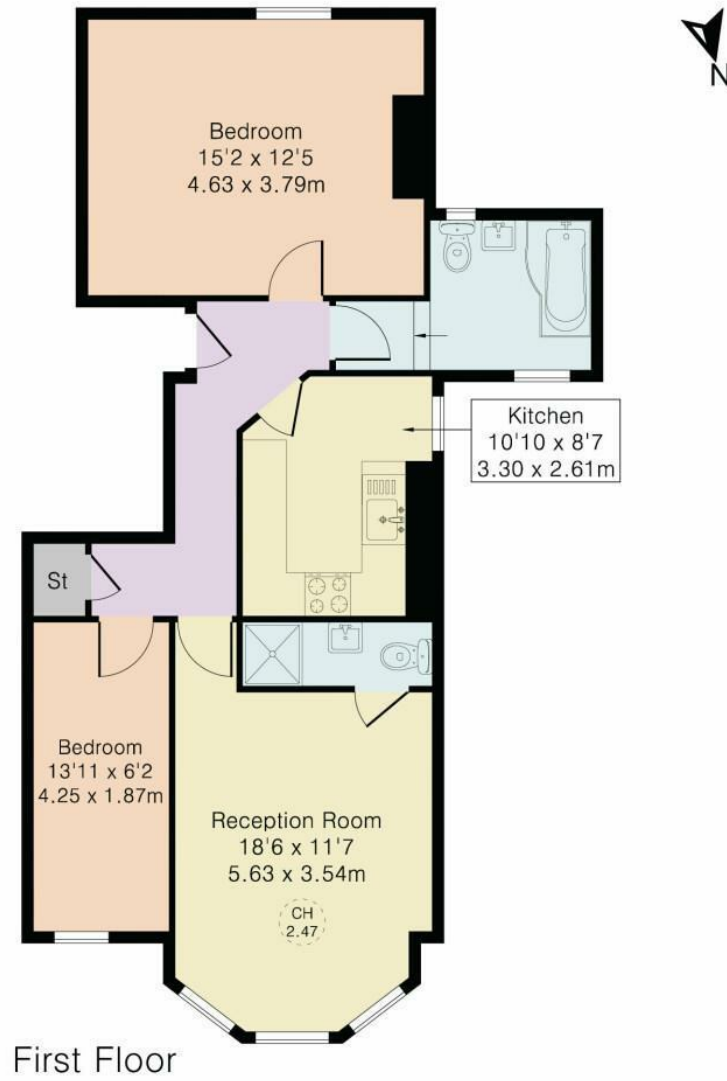


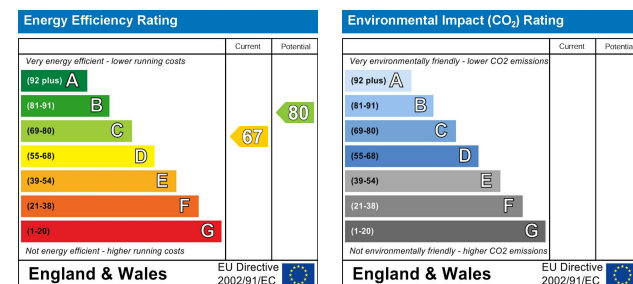
Approximate Gross Internal Area 720 sq ft - 67 sq m



4b, Manor Road, Beckenham, BR3 5LE  
Guide Price £400,000 Leasehold - Share of Freehold

Charles Eden are proud to offer this delightful TWO BEDROOM two bathroom first floor conversion flat within a Victorian house close to Beckenham High Street. Lounge, reception, well appointed fitted kitchen, bathroom, ensuite with the addition of off street parking.  
SHARE OF FREEHOLD

MAP



020 8663 1964  
charleseden.co.uk



### COMMUNAL ENTRNACE

Intercom system, communal door leading into communal hall, stairs to

### FIRST FLOOR

#### PRIVATE ENTRANCE

Door leading into:

#### HALLWAY

Recessed spot lights to ceiling, intercom receiver unit, storage cupboard, double radiator, wood effect flooring.

#### RECEPTION ROOM 18'6 x 11'7

Double glazed bay window to front, recessed spot lights to ceiling, double radiator, wood effect flooring.

#### KITCHEN 10'10 x 8'7

Glazed sash window to side, recessed spot lights to ceiling, range of wall and base units with worksurfaces over, white single bowl sink and drainer with mixer tap, four ring gas hob with cooker hood over and electric oven under, space for washing machine, integrated fridge, boiler (not tested by Charles Eden), part tiled walls, wood effect flooring.

#### BATHROOM/WC

Double aspect with opaque glazed windows to side and rear, recessed spot lights to ceiling, paneled Jacuzzi bath with taps, separate shower with hand held shower over, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, fully tiled walls, heated towel rail, tiled flooring.

#### BEDROOM ONE 15'2 x 12'5

Double glazed window to rear, recessed spot lights to ceiling, double radiator, wood effect flooring.

#### ENSUITE SHOWER/WC

Recessed spot lights to ceiling, shower cubicle with rain head shower, wash hand basin with mixer tap and vanity unit under, low level WC, ladder style heated towel rail, tiled flooring.

#### BEDROOM TWO 13'11 x 6'2

Double glazed window to front, recessed spot lights to ceiling, double radiator, wood effect flooring.

#### OUTSIDE

#### OFF STREET PARKING

Allocated parking for 1 car.

#### LEASE

999 from 25/3/07  
982 years remaining

### SERVICE CHARGE

£120.00 pcm = £1,440.00 per annum (including Building Insurance)

### EPC RATING D

### 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.



**4b Manor Road  
Beckenham  
BR3 5LE**

**www.charleseden.co.uk  
71 High Street, Beckenham, Kent, BR3 1AW**

**Guide Price £400,000 Leasehold -  
Share of Freehold**