#### FIRST FLOOR 645 sq.ft. (59.9 sq.m.) approx.



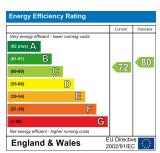
#### SQUARE FOOTAGE TAKEN FROM EPC

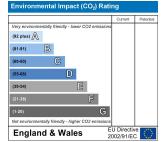
TO IAL FLOOR AREA: 0455G, II. (593 Sq. III.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorgain conclaimed here, measurem
of abors, windows, rooms and any other items are approximate and no responsibility is taken for any or omission or miss restament. This plant is for flustrative propriess only and should be used as such as they a prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operatibility or efficiency can be given.

#### MAP







# CE CHARLES EDEN



14 Hillworth, Court Downs Road, Beckenham, BR3 6TS Offers In Excess Of £395,000 Leasehold - Share of Freehold

A well presented two bedroom first floor apartment with south facing balcony and garage around 1/4 mile from Beckenham High Street with its variety of shops, bars and restaurants and close to Kelsey Park with it's beautiful grounds and lake. Beckenham Junctions Station is around 1/2 a mile with fast and frequent rail services to London and tramlink access to Croydon and onto Wimbledon.

No chain. Ring to view.



020 8663 1964 charleseden.co.uk



#### **COMMUNAL ENTRANCE**

Glazed door with glazed panel to side, security intercom system. Stairs to

# **FIRST FLOOR**

Personal door leading into:

#### **ENTRANCE HALL**

Intercom receiver unit, deep storage airing cupboard housing 'Worcester' boiler (not tested by Charles Eden) with slated shelves, airing cupboard with folding doors, storage cupboard, solid oak flooring.

## **RECEPTION ROOM 18'11 x 11'2**

Double glazed patio door and windows to front leading out to balcony, radiator, fitted carpet.



#### **BALCONY**

South facing with wrought iron railings.

## **KITCHEN 10'4 x 6'11**

Double glazed window to front, range of drawer, wall, display and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring gas hob with cooker hood over and electric oven under, under counter integrated fridge/freezer, integrated washing machine, part tiled walls, tiled flooring.

#### **BEDROOM ONE 12'4 x 10'5**

Double glazed window to side, built in wardrobes with folding mirror doors, radiator, fitted carpet.

# **BEDROOM TWO 10'5 x 7'9**

Double glazed window to side, radiator, fitted carpet.

## **SHOWER ROOM / WC**

Fully tiled shower cubicle, wall hung wash hand basin with mirror over, low level WC, chrome ladder style heated towel rail, under floor heating, tiled walls, tiled flooring.

#### **OUTSIDE**

# **COMMUNAL GARDENS**

Mainly laid to lawn with shrubs and rose garden to front.

## **GARAGE**

No. 14

En-bloc located to the side of the block

## **PARKING**

Residence off street parking.

#### LEASE

999 years @ 1/6/2002 977 years remaining

# **MAINTAINANCE**

£1,445.32 p.a.

## **COUNCIL TAX D**

**EPC RATING 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.



14 Hillworth Court Downs Road

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