

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



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA: 645sq.ft. (59.9 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 12/2024.



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.

MAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>72</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



020 8663 1964  
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### 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.



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

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