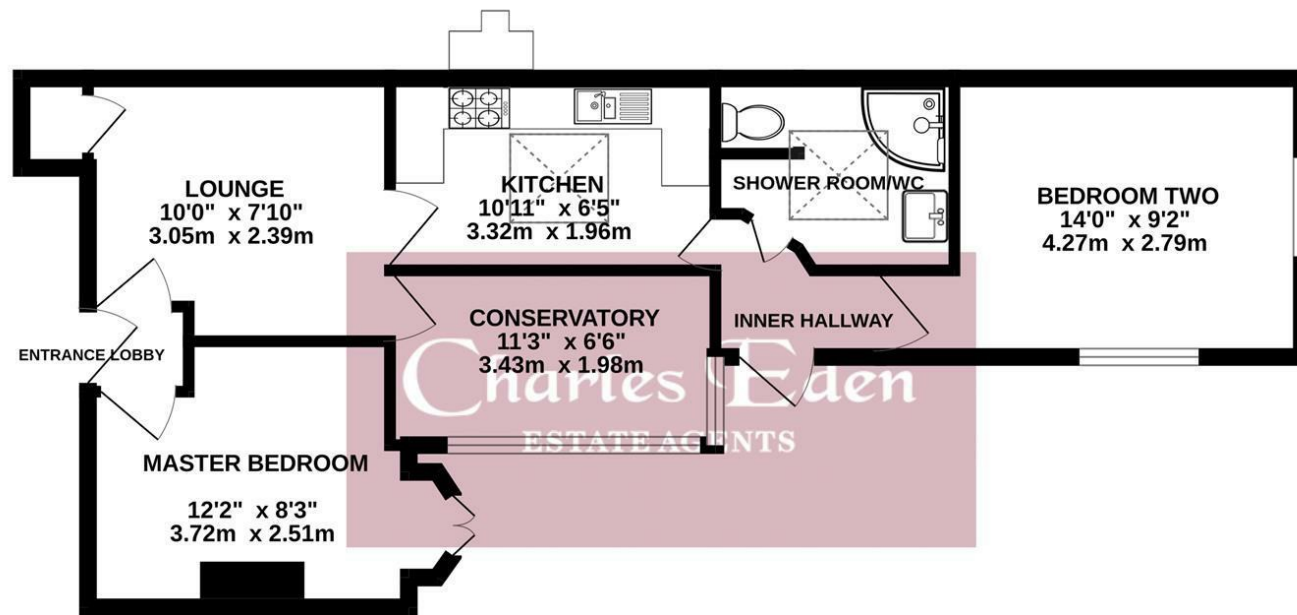


GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA : 613 sq.ft. (56.9 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.
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Flat 1, 21, Manor Road, Beckenham, BR3 5JB
Guide Price £450,000 Leasehold - Share of Freehold

MAP



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

Charles Eden are proud to offer this well appointed TWO BEDROOM ground floor conversion flat within a Victorian house close to Beckenham High Street. Lounge, reception, fitted kitchen, bathroom and private garden circa 60ft.
SHARE OF FREEHOLD

COMMUNAL ENTRANCE

Intercom system, personal door leading into:

COMMUNAL HALL

Personal door leading into:

PRIVATE ENTRANCE LOBBY

Personal door, Intercom receiver unit, doors to Lounge and Master Bedroom, recessed spot lights to ceiling, coved ceiling, hard wood flooring



LOUNGE 10'0 x 7'10

Coved ceiling, double radiator, recessed storage area, hard wood flooring. Paneled glass doors leading to Kitchen and Conservatory.

KITCHEN 10'11 x 6'5

Double glazed skylight, coved ceiling, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring gas hob with single oven under and hood over, spaces for fridge and washing machine, serving hatch to Conservatory, 'Valliant' gas boiler (not tested by Charles Eden) part tiled walls, tiled flooring.

CONSERVATORY 11'03 x 6'06

Double glazed windows to side, hard wood flooring.

MASTER BEDROOM 12'2 x 8'03

Double glazed French doors leading out to rear garden, paneled and coved ceiling, feature fireplace, double radiator, hard wood flooring.

BEDROOM TWO 14'0 x 9'02

Double aspect. Double glazed windows to rear and side, coved ceiling, double radiator, fitted carpet.

SHOWER ROOM / WC

Opaque double glazed skylight window, recessed spot lights to ceiling, walk in shower cubicle with

flexi hose, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, tiled flooring.



OUTSIDE

PRIVATE REAR GARDEN 62ft approximately

Staggered. Pathway, mainly laid to lawn and gravel area.



LEASE

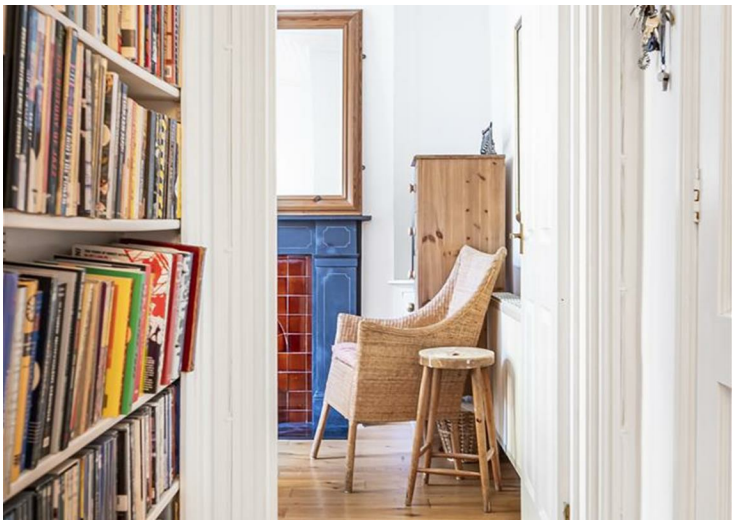
999 years from 1/1/2011
986 years remaining

MAINTENANCE

£235.00 p.a. 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.



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**Flat 1, 21 Manor Road
Beckenham
BR3 5JB**

**Guide Price £450,000 Leasehold -
Share of Freehold**