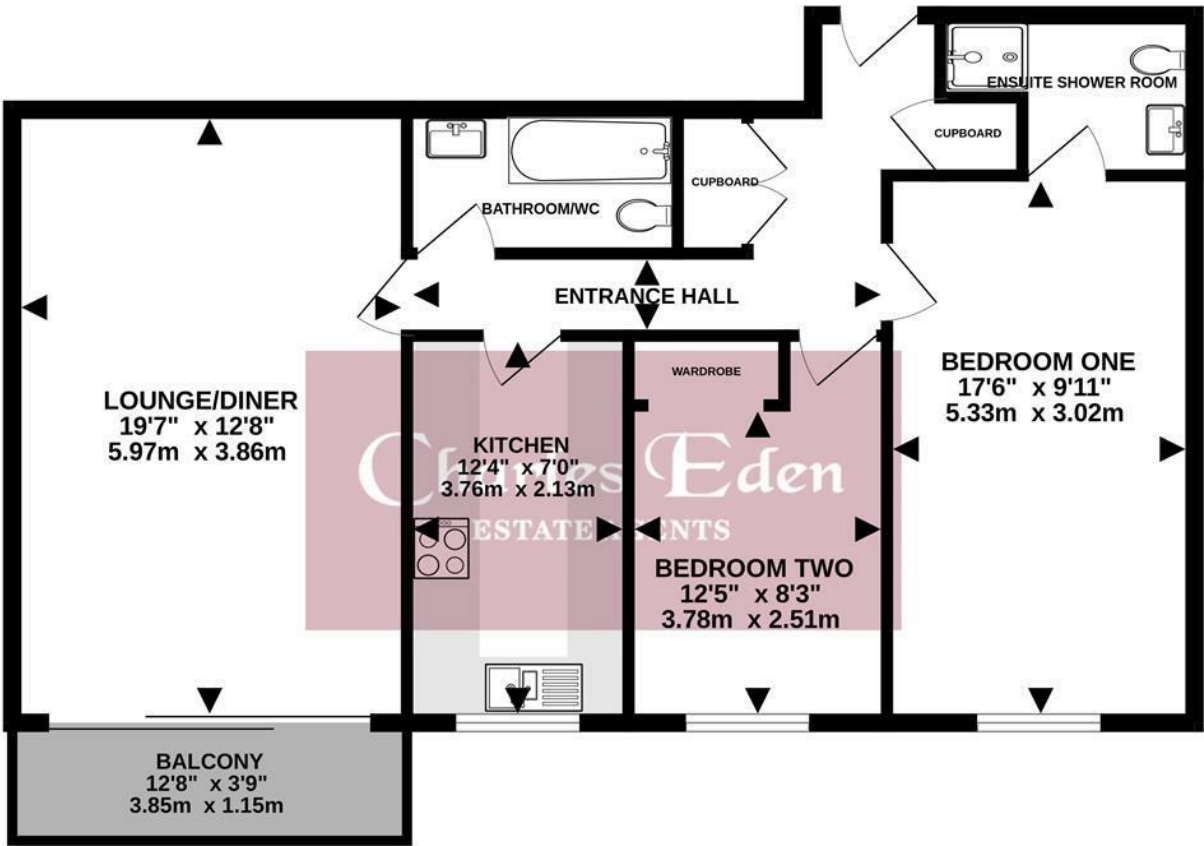


2ND (TOP) FLOOR  
828 sq.ft. (76.9 sq.m.) approx.

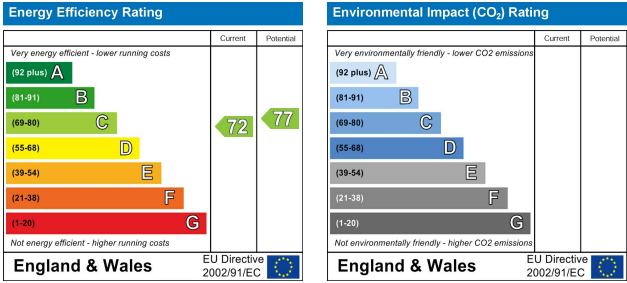


SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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14 Magnolia Ct, 51 The Avenue, Beckenham, BR3 5EE  
Guide Price £450,000 Leasehold - Share of Freehold

MAP



Charles Eden are proud to offer this generously proportioned and well presented two bedroom top floor apartment with balcony and garage situated in the pleasant treelined upper section of The Avenue around 1/2 mile from Beckenham Junction Railway Station and Tram Stop and a similar distance to the beautiful Beckenham Place Park



020 8663 1964  
charleseden.co.uk





**COMMUNAL ENTRANCE**

Security intercom system, glazed door leading into communal hall.  
Stairs to:

**2ND FLOOR (TOP FLOOR)**

**PRIVATE ENTRANCE**

Personal door leading into:

**ENTRANCE HALL**

Coved ceiling with under lighting and spot lights, intercom receiver unit, double cupboard housing plumbing for washing machine, storage cupboard housing circuit board, radiator, wood flooring.

**LOUNGE / DINING ROOM 19'7 x 12'8**

Coved ceiling with inset speaker and spot lights, two radiators. Double glazed patio doors leading out to:

**BALCONY 9'0 x 4'0**

Overlooking communal gardens to rear, smoked glass balustratde.

**KITCHEN 12'4 x 7'0**

Double glazed window to rear, spot lights to ceiling, range of white wall and base units with worksurfaces over, inset sink and drainer with mixer tap, four ring gas hob with hood over, electric built-in oven, 'Bosch' microwave/oven, dishwasher, whirlpool fridge/freezer, wall mounted 'Vokera' gas boiler - we are advised the 5 years service runs from 2023 - (not tested by Charles Eden) housed in tall cupboard, wall mounted speaker, fully tiled walls, tiled floor.

**BEDROOM ONE 17'6 x 9'11**

Double glazed window to rear, coved ceiling with inset speakers and recessed spot lights, radiator, wood flooring.  
Door to:

**EN-SUITE SHOWER ROOM / WC**

Recessed spot lights to ceiling, wash hand basin with mixer tap inset in vanity unit, low level WC, walk-in shower with door, chrome heated towel rail, extractor fan, fully tiled walls, tiled floor.

**BEDROOM TWO 12'5 x 8'3**

Currently used as an office.  
Double glazed window to rear, coved ceiling with inset speakers, spot lights to ceiling, built-in wardrobe recess, radiator, wood flooring.

**BATHROOM / WC**

Inset speakers and spot lights to ceiling, extractor fan. White suite comprising paneled bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap, inset in vanity unit, low level WC, heated towel rail, fully tiled walls, tiled flooring.

**GARAGE**

No. 14 - located to the rear of the block with up and over door.

**COMMUNAL GARDENS**

Mainly laid to lawn to front and rear.

**VISITORS PARKING**

To front and rear

**LEASE**

999 years @ 01/01/2023  
997 years remaining

**MAINTAINANCE**

£2,016 p.a. (including building insurance)

**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 Magnolia Ct 51 The Avenue  
Beckenham  
BR3 5EE**

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

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