

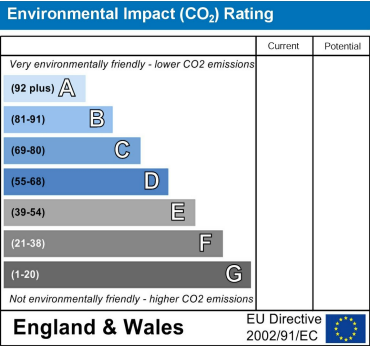
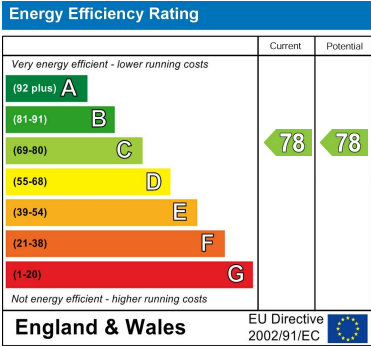
Albemarle Road, Beckenham, BR3

Approximate Area = 845 sq ft / 78.5 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charles Eden. REF: 1339752



CE

CHARLES EDEN



13, Centenary Court, 60 Albemarle Road,, Beckenham, BR3 5HY
Offers In Excess Of £475,000 Leasehold

Welcome to this beautifully presented two bedroom, two shower room apartment set within the sought after Albemarle Road, Beckenham. Offering contemporary living with premium finishes, it's perfect for those seeking both style and convenience.



020 8663 1964
charleseden.co.uk



Beautifully presented two double bedroom, two bathroom apartment in the desirable Centenary Court development, just 0.7 miles from Beckenham Junction BR Station & Tramlink. The property features a bright lounge opening to a private balcony, a high-spec open plan kitchen with integrated appliances including wine cooler, master bedroom with en-suite, plus shared parking and private garage.

Set on the leafy Albemarle Road, moments from Beckenham High Street's shops, cafés and restaurants, and within easy reach of Beckenham Place Park.

Viewing highly recommended.

COMMUNAL ENTRANCE

Double glazed door with double glazed window to side, entry phone system. Stairs leading to:

TOP/3RD FLOOR

PERSONAL ENTRANCE

Personal door leading into:

ENTRANCE HALL

Entry phone receiver unit, coved ceiling, storage cupboards, radiator, fitted carpet.

OPEN PLAN KITCHEN/RECEPTION/DINING ROOM 19'0 x 18'7

LOUNGE/DINING AREA

Double glazed patio doors leading out to balcony, coved ceiling, radiator, wood laminate flooring.

BALCONY 9'7 x 4'4

North facing to front with wrought iron balustrade and railings.

KITCHEN AREA

Double glazed windows to front and side, range of wall, drawer and base units with worksurfaces over, sink and drainer with mixer tap, oven and hob with concealed hood over, integrated appliances: dishwasher, washing machine, fridge/freezer, two wine coolers, breakfast bar, 'Valiant' boiler (not tested by Charles Eden), laminate wood flooring.

BEDROOM ONE 15'1 x 9'3

Double glazed window to rear, coved ceiling, fitted wardrobe (no doors), radiator, fitted carpet.

EN-SUITE SHOWER ROOM/WC

Walk-in fully tiled shower, wall mounted wash hand basin, low level WC, chrome ladder style heated towel rail, fully tiled walls, laminate tile flooring.

BEDROOM TWO 13'6 x 9'2

Double glazed window to front, coved ceiling, fitted wardrobe (no doors), radiator, fitted carpet.

MASTER SHOWER ROOM/WC

Fully tiled shower cubicle, wash hand basin inset in

vanity unit, low level WC, chrome ladder style heated towel rail, laminate tile flooring.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.

GARAGE

With up and over door, located to the rear of the development.

PARKING

Shared parking to rear of the development.

LEASE

25/12/1996 - 14/12/2185
(161 years remain)

GROUND RENT

£250.00 p.a.

SERVICE CHARGE

£1,700.00 p.a. including building insurance

EPC RATING C

COUNCIL TAX E



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