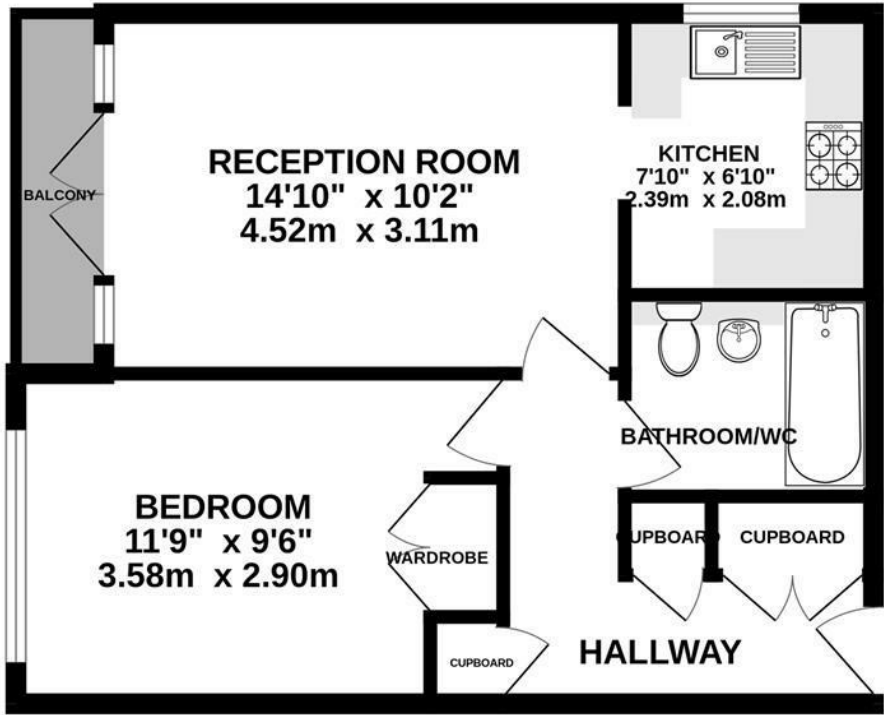
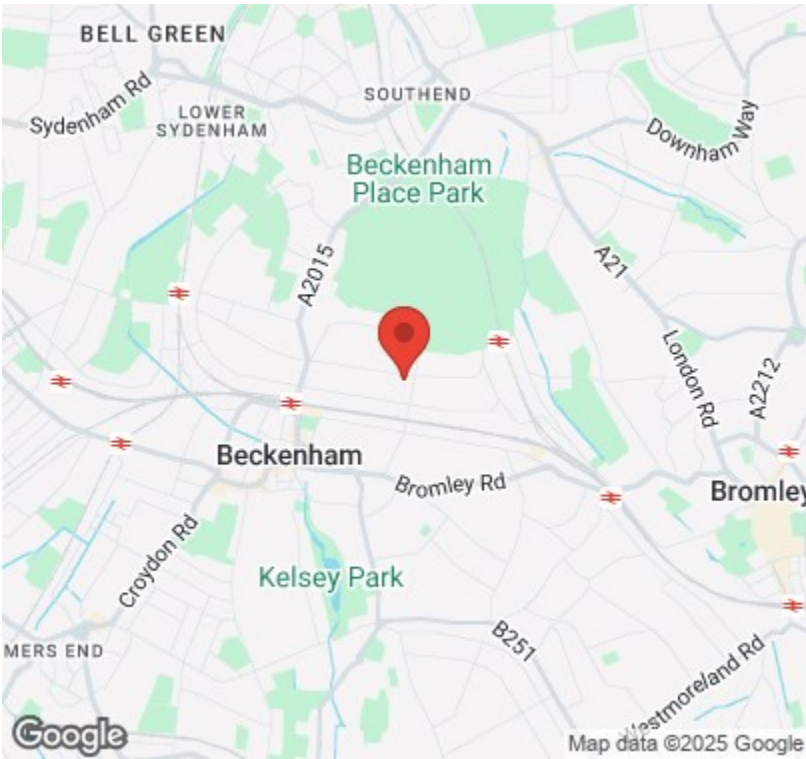


SECOND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA : 44 sq.ft. (4.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

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



18, 40, The Hunters, Foxgrove Road, Beckenham, BR3 5BL  
Guide Price £279,500 Leasehold - Share of Freehold

Charles Eden are pleased to offer this vacant purpose built one bedroom flat. Refurbished and modernised this would be an ideal first time buy or a buy to let investment. Viewing comes highly recommended.



020 8663 1964  
charleseden.co.uk



Offered to market this one bedroom second floor purpose built flat situated in the popular Foxgrove Road. The property comprises lounge, fitted kitchen, generous storage, balcony and a garage en bloc. Ideally located within a mile of Beckenham High Street with its array of restaurants, bars and Cinema.

The property is within 0.3 miles of Beckenham Place Park, 0.7 miles of Beckenham High Street, with its variety of shops and restaurants as well as Beckenham Junction Station with its rail services to Victoria and Tramlink access to Croydon and onto Wimbledon. Ravensbourne Station is within 0.5 miles providing rail services to Victoria and Blackfriars which has Thameslink trains that go directly to City Thameslink and St Pancras International as well as Luton Airport and Bedford.

**COMMUNAL ENTRANCE**

Security intercom system, glazed door leading into

**COMMUNAL HALLWAY**

Stairs to:

**SECOND FLOOR**

Personal front door leading into:

**HALLWAY**

Large built-in cupboard housing meters, single cupboard, cloaks cupboard, radiator, fitted carpet.

**RECEPTION ROOM 14'10 x 10'02**

Double glazed French doors with windows to side leading to balcony, radiator, fitted carpet

**BALCONY**

Overlooking gardens to front.

**KITCHEN 6'10 x 7'10**

Double glazed window to side, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with taps, space for freestanding electric oven with 4 ring hob, space for fridge/freezer, space for washing machine, 'Ideal' combi boiler (not tested by Charles Eden), part tiled walls, vinyl flooring.

**BEDROOM ONE 11'09 x 9'06**

Double glazed window to front, built-in wardrobe, radiator, fitted carpet.

**BATHROOM**

White suite comprising panelled bath with electric shower, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring

**OUTSIDE**

**COMMUNAL GARDENS**

Well maintained gardens to the rear.



**GARAGE**

Located en bloc to the rear (no.18)



**LEASE**

999 years from 25/03/2002

**MAINTENANCE**

£2,100 inc building insurance

**PARKING**

Shared parking to front and rear.

**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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Beckenham  
BR3 5BL**

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

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