



Flat 1, Knights Court, 85 Kings Hall Road

Beckenham

Guide Price **£280,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

Flat 1

Knights Court, Beckenham

Charles Eden and are delighted to present this ground floor one bedroom apartment. The property comprises of a large (18') lounge diner with patio doors opening onto a balcony overlooking communal gardens to rear. In addition, there is a fitted kitchen, bathroom/wc, gas fired central heating, double glazing and a garage en-bloc.

The property has versatile transport links with New Beckenham/Clock House BR railway station 0.3 miles/0.4 miles respectively and Kent House railway station 0.4 miles away. Whilst Beckenham Town Centre (within a mile of the property) has an array of shops, restaurants and local amenities.

Council Tax band: C

Tenure: Share of Freehold (Lease 988 years remaining)

Service charge: £160 pm (including building insurance)

EPC Environmental Impact Rating: C

- CHAIN FREE
- GROUND FLOOR ONE BEDROOM FLAT
- SHARE OF FREEHOLD
- GARAGE EN BLOC
- 0.3 MILES TO NEW BECKENHAM BR STATION
- 0.4 MILES TO KENT HOUSE BR STATION
- COUNCIL TAX C
- EPC RATING C





Knights Court, Kings Hall Road, BR3

Approximate Gross Internal Area
51.1 sq m / 550 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1237545)

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