



Flat 12a, Andon Court, Beckenham

Beckenham

Guide Price **£275,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

Flat 12a

Andon Court, Beckenham

CHAIN FREE first floor RARE TO MARKET two bedroom retirement apartment in an age restricted (55+) block. Ideally located for local shops, bus routes into Beckenham Town Centre and Elmers End train station and tram stop. Internally the property comprises lounge, two bedrooms, kitchen, bathroom, double glazing, emergency pull cord alarm system. Additional facilities include guest suite, communal lounge, laundry room, communal gardens.

Andon Court, Croydon Road is ideally located within 0.5 miles of Elmers End BR station and tram link with connections into London Bridge, Charing Cross, East Croydon and Wimbledon respectively. Local Shops. Bus stops close by for Beckenham Town Centre, with its wide selection of shops, restaurants and transport facilities is 0.9 miles away.

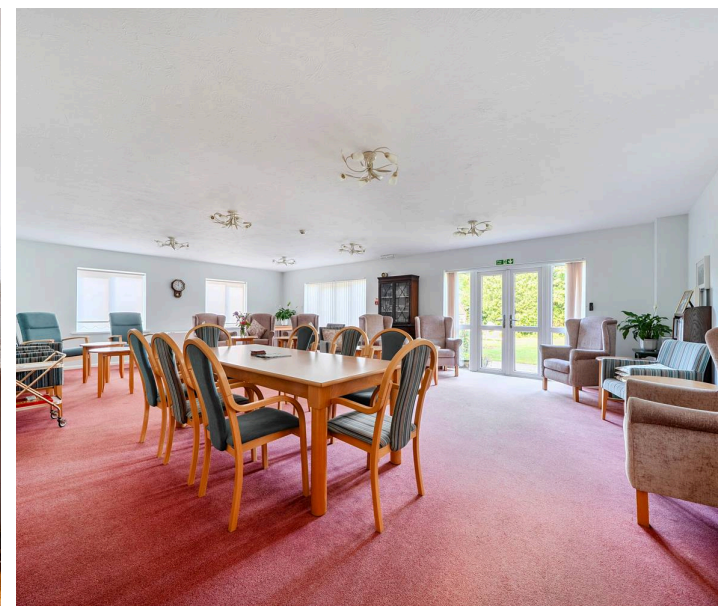
As per the vendor's information, the tenure is leasehold. The service charge is approximately £283.92 per month, and ground rent is £160 per annum.

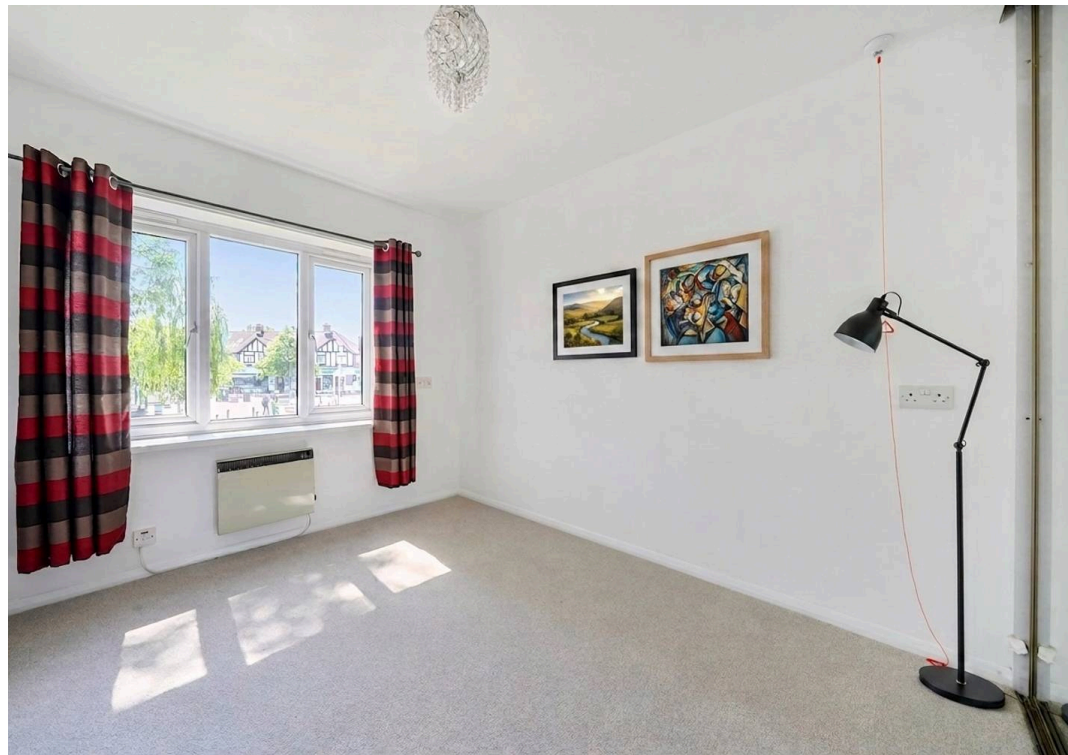
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- CHAIN FREE
- RARE TO MARKET
- 2 BED RETIREMENT FLAT
- CLOSE TO AMENITIES
- COMMUNAL GARDENS
- LIFT
- WARDEN ASSISTED
- COUNCIL TAX C
- EPC RATING D

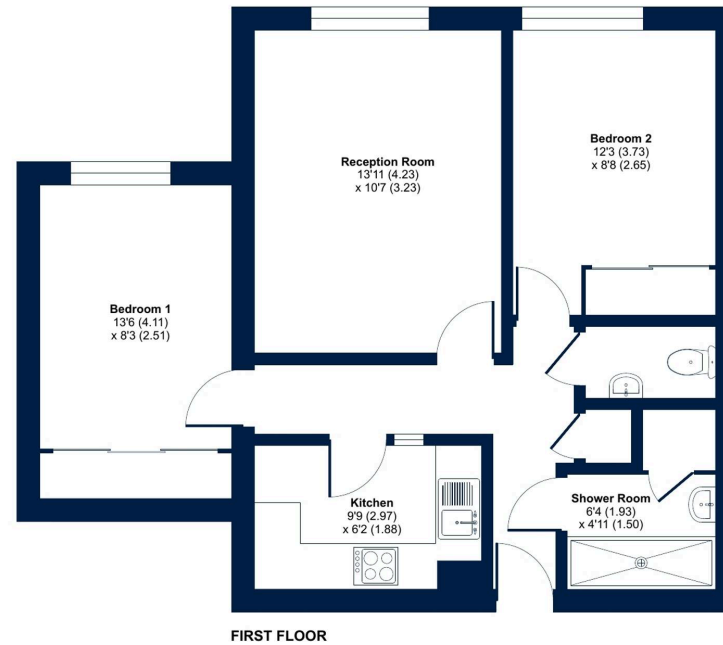




Croydon Road, Beckenham, BR3

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Charles Eden. REF: 1456630



Charles Eden

71 High Street, Beckenham – BR3 1AW

T: 02086631964

E: info@charleseden.co.uk

W: charleseden.co.uk

CHARLES EDEN