



2 Roylon Court Langley Road, Beckenham

Beckenham

Guide Price **£275,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

2 Roylon Court Langley Road

Beckenham, Beckenham

Charles Eden are delighted to present this one bedroom ground floor flat, ideally suited to first-time buyers, professionals, or downsizers seeking a well located home with outdoor space, parking, and excellent transport connections.

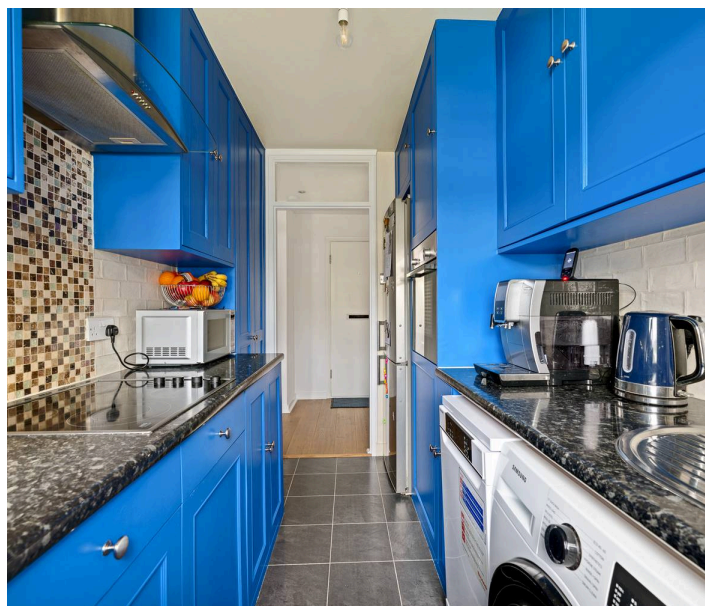
Overlooking the communal garden to the rear, the property has a bright and airy feel, enhanced by contemporary decor throughout. Accommodation comprises a 16ft reception room, fitted kitchen, double bedroom with built in wardrobe, and bathroom with a white suite. Further benefits include double glazing, a security intercom system, wood flooring to the hallway, reception room and bedroom, and tiled flooring to the kitchen and bathroom.

Externally, the property enjoys access to communal gardens and also benefits from a single garage en bloc.

The flat is conveniently located with Elmers End BR station 0.2 miles away, providing strong transport links to London Bridge and Charing X. Local shops can be found at the end of the road, while Tesco Superstore is situated close to the station. Beckenham High Street is approximately one mile away.

As advised by the vendor, the property is offered with a share of freehold and a lease with over 977 years remaining. The service charge is approximately £1,900 per annum, and there is no ground rent.

Please note that all measurements and lease details are provided for guidance only and should be verified by your solicitor. School catchments and





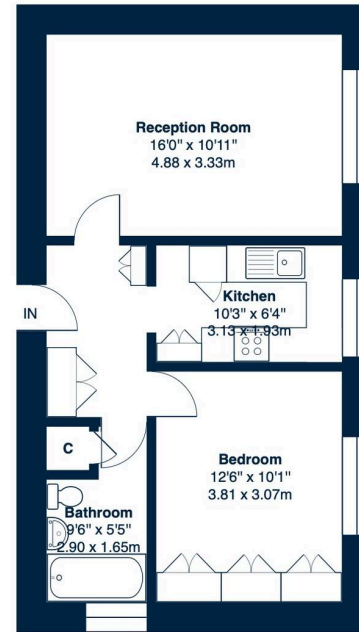


Langley Road, BR3

Approximate Gross Internal Area = 610 sq ft / 56.6 sq m



Ground Floor



This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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