



Flat 17, Balmoral Court, 35 The Avenue

Beckenham

Offers Over £350,000



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

Flat 17

Balmoral Court, Beckenham

Charles Eden are delighted to offer this charming two bedroom balcony flat in the heart of Beckenham, CHAIN FREE

As per the vendor's information, the tenure is leasehold with 94 years remaining on the lease. The service charge is approximately £1,500 per year, and the ground rent is £120 per year.

Measurements and lease details are provided for guidance. Measurements should be independently verified and lease details checked by your solicitor. School catchments and admissions criteria are subject to change and should be confirmed independently.

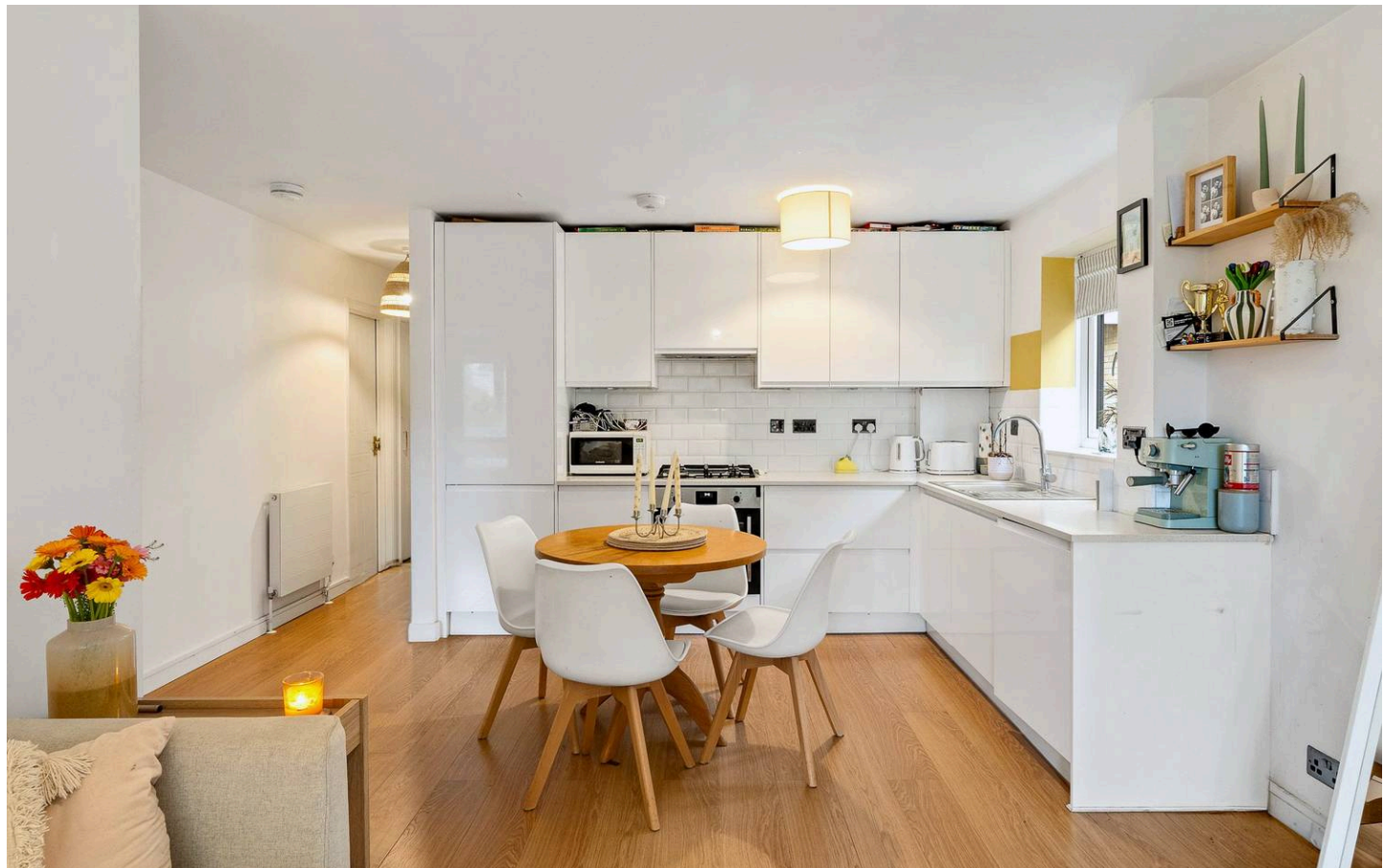
Council Tax band: C

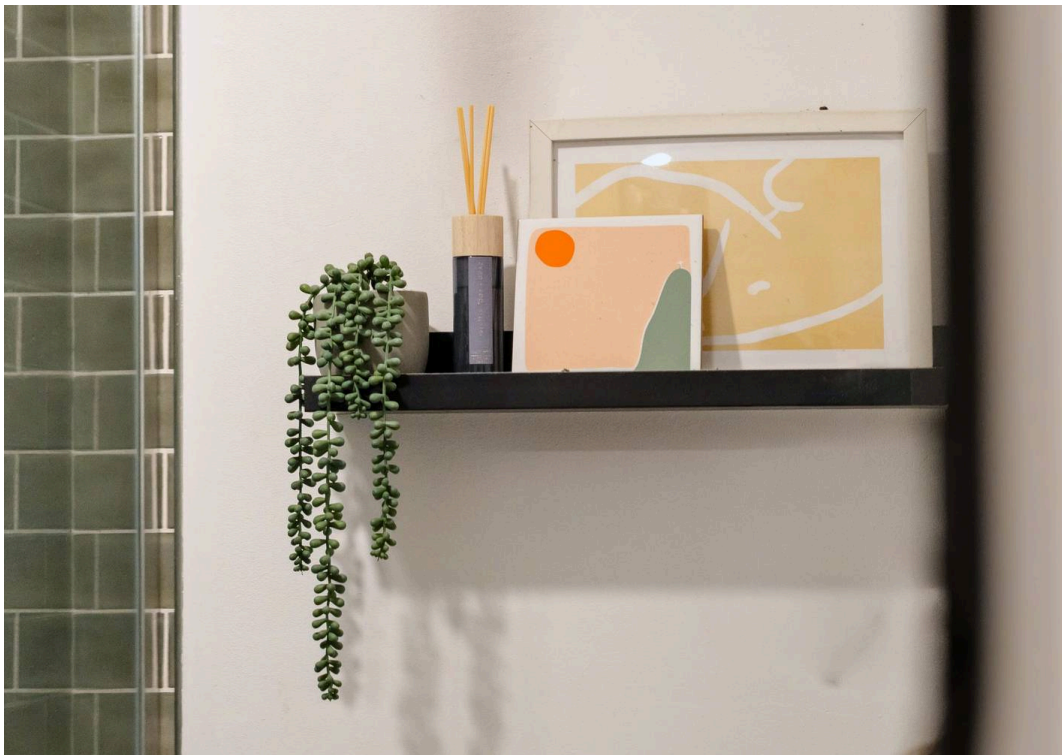
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 BEDROOM APARTMENT
- BALCONY
- CONTEMPORARY DECOR
- ATTRACTIVE BLOCK
- EPC RATING C
- COUNCIL TAX BAND C

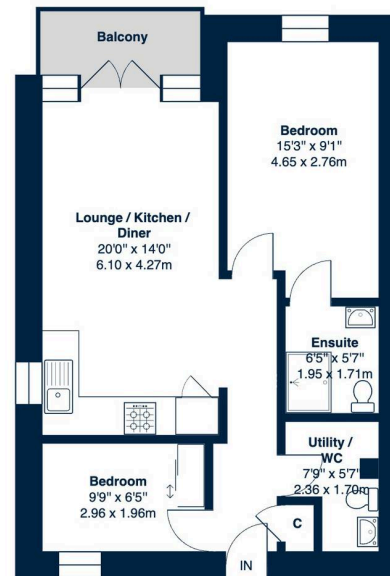






The Avenue, BR3

Approximate Gross Internal Area = 576 sq ft / 53.5 sq m



Second 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.
By www.primesquarephotography.com / Copyright 2026

Charles Eden

71 High Street, Beckenham, BR3 1AW

02086631964

info@charleseden.co.uk

W: charleseden.co.uk



CHARLES EDEN