



Hayes Lane, Beckenham, BR3 6SP

£350,000 Share of Freehold

Exceptional raised ground floor apartment with private 18'3 x 15'4 South West facing patio located close to local shops and to Bromley South Station & High Street. Offered 'chain free' and with an extended lease the property has been tastefully modernised and now boasts modern fitted kitchen with soft close doors and integrated NEFF appliances, two double bedrooms, 20'10 x 10'5 lounge and modern bathroom. There is wood effect Vinyl flooring to all rooms bar the bedrooms, there is an electric sun awning to the patio area, gas central heating and the property is fully double glazed. Likely to be highly sought after.

COMMUNAL ENTRANCE



Secure entry phone handset operated door leads into communal entrance hall.

ENTRANCE HALL

UPVC front door leads into entrance hall with wall mounted secure entry phone handset, wood effect Vinyl flooring, airing and storage cupboards.

LOUNGE 20'10 x 10'5 (6.35m x 3.18m)



Double glazed French doors lead to private patio. Coving, two radiators in covers and wood effect Vinyl flooring.

PRIVATE PATIO 18'3" x 15'4" (5.56 x 4.67)



Large South West facing private patio area with outside tap, electric sun awning and light.

FITTED KITCHEN 10'10 x 6'11 (3.30m x 2.11m)



Double glazed window to front with white fitted plantation shutters and wood effect Vinyl flooring. Range of modern soft close wall and base units in light grey with work surfaces over, Lamona composite sink with mono bloc mixer tap and tiled returns. Integrated NEFF washing machine, dish washer and electric hob with oven below and extractor hood with light above. Space for tall fridge freezer.

BEDROOM 15' x 9'10 (4.57m x 3.00m)



Double glazed window to rear with fitted white plantation shutters, coving and radiator.

BEDROOM 9'6 x 7'7 (2.90m x 2.31m)



Double glazed window to rear with fitted white plantation shutters, coving and radiator.

BATHROOM 6'10 x 6'2 (2.08m x 1.88m)



Opaque double glazed window to side, coving, radiator and wood effect Vinyl flooring. Panel bath with shower mixer tap and fully tiled walls, pedestal wash hand basin with mono bloc mixer tap and low level WC with half tiled wall.

COMMUNAL GROUNDS & PARKING

Well kept communal grounds with visitors parking to front and secure gated parking beneath the block.

LEASE & CHARGES

We are informed the property comes with a Share of the Freehold and the leasehold element is 153 years from March 2014 with 145 years left. The service charges are approximately £1622 per annum.

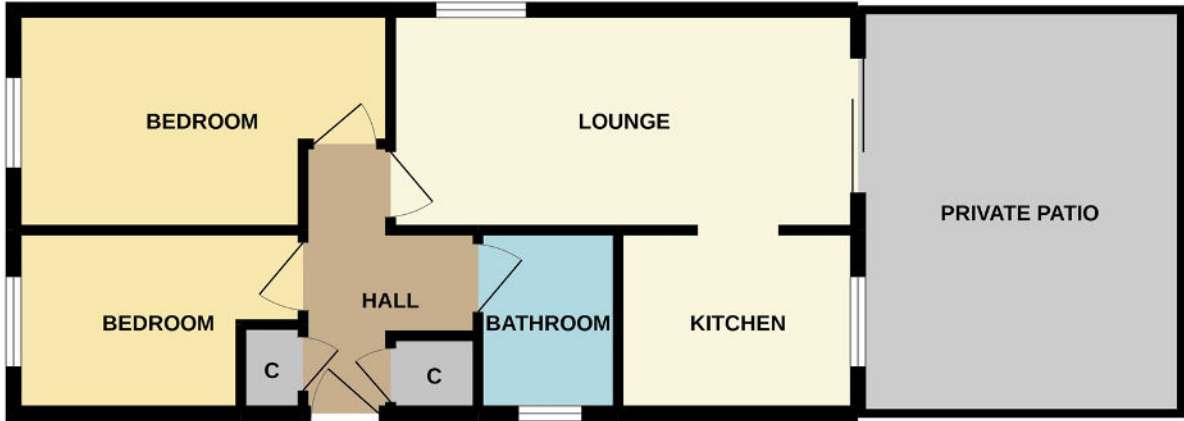
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 60sqm (Approximately 646sqft)

COUNCIL TAX BAND 'D'

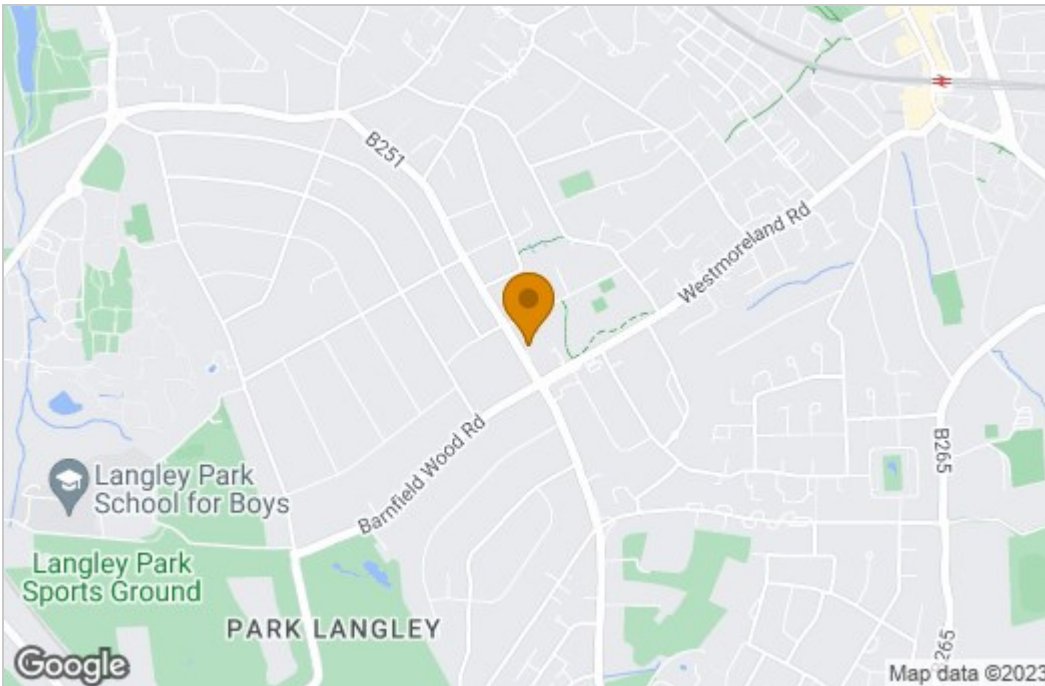
Floor Plan

GROUND FLOOR

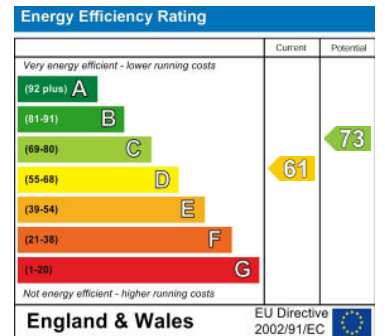


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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