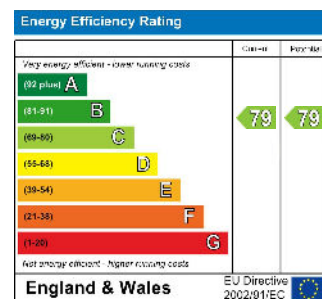




Flat 8, Palm Court, 272 Croydon Road, Beckenham, Kent, BR3 4BD
SHARE OF FREEHOLD OFFERS IN EXCESS OF £350,000

A larger than average first floor two bedroom apartment, which is offered to the market in A1 order throughout and also with the benefit of no onward chain. Amongst the property's many features is its 15'1 x 12'5 lounge and garage en bloc. This property is sure to attract much interest and as such your early viewing comes highly recommended.



- **TWO BEDROOM APARTMENT**
- **A1 CONDITION THROUGHOUT**
- **APPROX 966 YEAR LEASE**
- **MAINTENANCE INCLUDING INSURANCE IS £659.30 PER 6 MONTHS**

- **FIRST FLOOR**
- **GARAGE EN BLOC + GUEST PARKING**
- **COUNCIL TAX BAND D**
- **NO GROUND RENT**

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FRONT

Communal gardens to front. Entry phone system giving entry to communal hallway. Stairs up to first floor. Hardwood front door with access into:

HALLWAY

Larger than average hallway. Storage cupboard and single radiator.

LOUNGE 15'1" x 12'5" (4.6 x 3.78)

Double glazed windows to front. Two single radiators.

KITCHEN 12'4" x 7'4" (3.76 x 2.24)

Double glazed windows to side. Extensive range of modern fitted wall and abse units finished in a shaker style with complementing wood effect roll top work surfaces. Single drainer single bowl sink unit with mixer taps, plumbing for washing machine and slime line dishwasher. Space for upright fridge freezer. Four ring gas hob and electric oven with extractor hood. Space for table. Spot lights.

BEDROOM ONE 14'3" x 10'4" (4.34 x 3.15)

Double glazed windows to front. Extensive range of fitted wardrobes and single radiator.

BEDROOM TWO 12'1" x 7'4" (3.68 x 2.24)

Double glazed windows to front. Fitted wardrobes and single radiator.

BATHROOM

Larger than average bathroom with three piece suite comprising bath with mixer tap and hand held shower attachment. Pedestal wash hand basin, double width walk in shower with sliding door. Chrome ladder radiator, extractor fan, spot lights and fully tiled walls.

W C

Low flush WC, vanity wash hand basin, extractor fan, recess spot lights and fully tiled walls.



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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan 12/02