

Beckenham/Bromley

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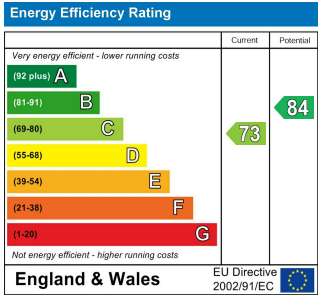


113 Hayes Lane, Beckenham, Kent, BR3 6SP

SHARE OF FREEHOLD

OFFERS OVER £325,000

This spacious 'Chain Free' first floor apartment is offered with a share of the freehold and has recently been tastefully improved by current owners. Located close to local shops and with easy reach of Bromley South Station & High Street, the property boasts new modern fitted kitchen, two double bedrooms, the master with new fitted wardrobes, 20'8 x 10'5 Lounge, family bathroom and secure underground parking space. There are extensive communal gardens and ample off street parking to front. Located on the borders of BR2, BR3 and BR4 there are bus routes to Beckenham, Hayes and Bromley South with fast links to London Victoria in 17 minutes. There are also good local schools nearby. Ideal for a multitude of buyers.



- CHAIN FREE WITH A SHARE OF FREEHOLD
 - NEW MODERN FITTED KITCHEN
 - TWO DOUBLE BEDROOMS (NEW FITTED WARDROBES IN BEDROOM ONE)
 - SECURE UNDERGROUND PARKING SPACE
- 20'10 X 10'5 LOUNGE WITH NEW LIGHTING
 - FAMILY BATHROOM
 - AMPLE PARKING TO FRONT & LARGE COMMUNAL GARDENS
 - CLOSE TO GOOD LOCAL SCHOOLS & SHOPS

COMMUNAL ENTRANCE

Secure entry phone operated front door leads into communal entrance hall with stairs to all floors and underground parking.

ENTRANCE HALL 9'10 x 2'9 (3.00m x 0.84m)

Wall mounted entry phone handset, large built in storage cupboard. second large storage/airing cupboard.

LOUNGE 20'8 x 10'5 (6.30m x 3.18m)

Full height double glazed window to front, radiator, wood laminate flooring and newly installed spot lights. TV aerial and Sky TV points.

FITTED KITCHEN 11' x 7' (3.35m x 2.13m)

Double glazed window to front. Newly installed kitchen with range of wall and base units with work surfaces over and local tiling, large bowl sink with mixer tap and drainer, integrated four ring induction hob with oven below and extractor hood above, tall fridge/freezer, washing machine and dishwasher. Wood laminate flooring, Vaillant combination boiler in cupboard and down lights.

BEDROOM ONE 15'2 x 10'2 (4.62m x 3.10m)

Double glazed window to rear, radiator, wood laminate flooring and new fitted wardrobes with sliding doors.

BEDROOM TWO 9'10 x 7'3 (3.00m x 2.21m)

Double glazed window to rear, radiator and wood laminate flooring.

FAMILY BATHROOM 7' x 6' (2.13m x 1.83m)

Opaque double glazed window to side, tiled floor and part tiled walls. White suite comprising panel bath with wall mounted mains shower and screen, low level WC, pedestal wash hand basin, ladder towel warmer and wall mounted electric heater.

COMMUNAL GROUNDS & PARKING

Well kept communal grounds with visitors parking to front and access to secure gated underground parking.

LEASE & CHARGES

We are informed the property comes with a Share of the Freehold and the leasehold element has 142 years remaining. The service charges are approximately £1400 per annum.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 59sqm (Approximately 635sqft)

COUNCIL TAX BAND 'D'

AGENTS NOTE

All kitchen appliances are integrated and the boiler has about 4 years warranty remaining.

Directions

From our office in Westmoreland Road turn right at the lights into Hayes Lane and the block is directly to your right. The flat entrance is the second from the left hand side of the block.

