



ASKING PRICE

£325,000

Brackley Road

, BR3 1RX

PROPERTY SUMMARY

Offered to the market CHAIN FREE ! This well proportioned two bedroom 2nd floor apartment boasts a 25' reception room with dining area and doors to a balcony overlooking communal gardens, a bathroom with white suite and a modern fitted kitchen. Additional features include a large storage cupboard and parking space, and a garage.

Located on a sought-after road just minutes from the vibrant High Street and all its associated amenities including Beckenham Junction train station and Tram link which provides access to London Victoria in just over 20 minutes and the City via London Blackfriars together with Tram links to Croydon and Wimbledon. Beckenham and Kelsey Park are a few minutes' walk away. EPC: D

Leasehold - 900 years
Service Charge - £2336 p/a
Ground Rent - £20 p/a
COUNCIL TAX - D
Construction - Traditional brick and concrete

2



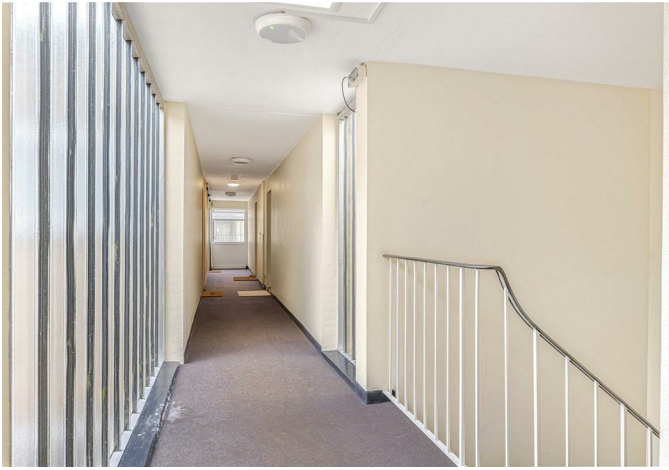
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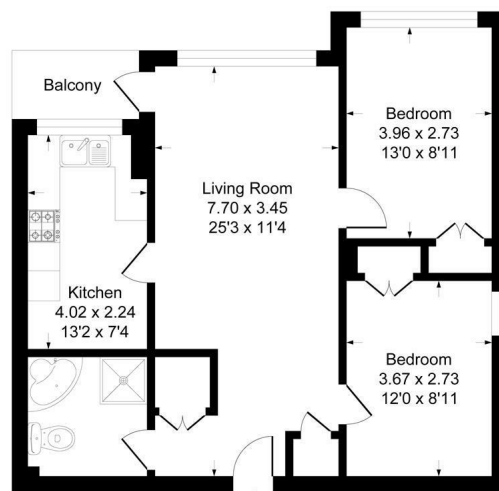






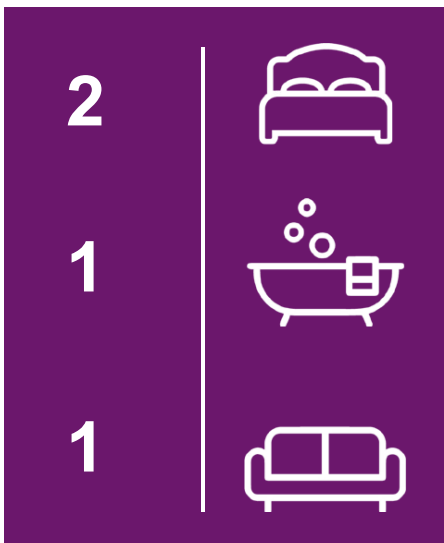
Moliner Court, Brackley Road, BR3 1RX

Approximate Gross Internal Area 66.0 sq m / 711 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planfix.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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