

Sinclair  Hammelton



GUIDE PRICE

£400,000

The Avenue

, BR3 5EH

PROPERTY SUMMARY

****GUIDE PRICE OF £400,000 - £425,000**** Offered to the market Chain free and occupying close to 1000 square feet ! This modernised three bedroom duplex apartment benefits from its own private entrance, garage and terrace. The ground floor has a newly fitted kitchen, a generous reception/dining room leading onto a private decking area and communal gardens. Upstairs there are three good sized bedrooms with fitted wardrobes and a modern bathroom/wc. Additional features include, wood flooring, a garage and residents parking.

The property is located on a prime position on The Avenue just a short walk from Beckenham Junction station offering frequent train services into Central London via London Victoria and Blackfriars. Additional transport links are available via Tramlink into Croydon. EPC: C

Share of Freehold - 975 years
Service Charge - £1,080 p/a
Ground Rent - £0
COUNCIL TAX - D
Construction - Traditional

3



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Beckenham Court, The Avenue, BR3

Approximate Gross Internal Area 91.4 sq m / 984 sq ft



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 Planpix

LOCAL AUTHORITY

TENURE

Leasehold - Share of Freehold

EPC RATING:

C

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Sinclair **Hammelton**

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