





Description:

Open day 28th February 12pm-2pm (By Appointment Only)

A modern two double bedroom first floor apartment in a gated development with uninterrupted views of surrounding parkland. Built in 2007 this property benefits from the remainder of the NHBC.

This spacious apartment benefits from two large storage cupboards in the hallway and a modern family bathroom fitted with a bath with shower over, WC and sink. Both bedrooms have views over the surrounding parkland as does the open plan living room with access to a large private balcony. The kitchen is fitted with a full range of wall and base units in white gloss with integrated appliances including an oven, hob, fridge/freezer, dishwasher and washer/dryer.

Offered with a long lease, this property also benefits from the use of a lift and an allocated parking space.

The property is located 0.8 miles to Beckenham Hill Station, 1.5 miles to Grove Park Station and within walking distance to local shops and restaurants on Bromley Road and a choice of bus routes.

Ideal for the first time buyer or investor, the property must be viewed to be appreciated.

<u>Directions:</u> From Beckenham Hill Station turn right onto Melfield Gardens. Turn right onto Blacklands Road. Turn left onto Beckenham Hill Road. Turn right onto Bromley Road. Turn left onto Medhurst Drive and you have reached the development gates.

Tenure: Leasehold

Lease term 125 years from 2007

Ground Rent: £250.00 pa **Service Charge:** £133 pcm

Council Tax Band: B





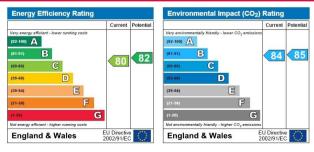
Room Dimensions:

Entrance Hall

Bathroom	7'0 max x 6'2 max
Master Bedroom	12'1 max x 10'0 max
Guest Bedroom	11'0 max x 8'4 max

New room

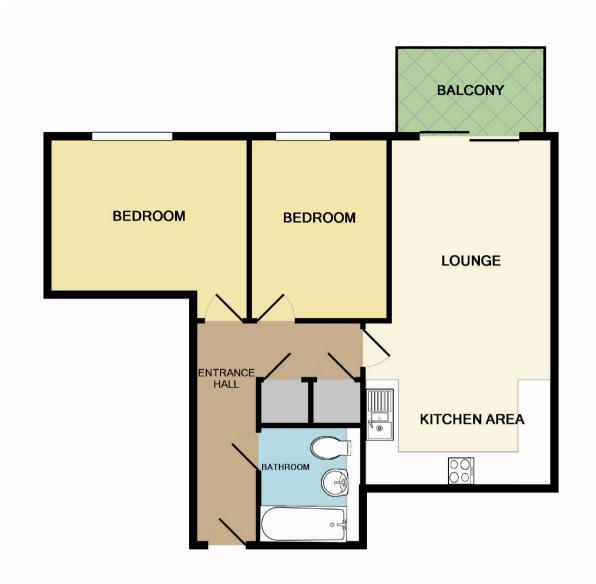












TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2015

IMPORTANT NOTICE

idm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, littings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is veriffed by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.









