



Beckenham BR3  
Guide price £390,000 to £410,000

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**Description:**

A stunning two bed/two bathroom lower ground floor apartment close to Shortlands Station.

Situated on the lower ground floor of this modern gated apartment block, the property features an open plan kitchen/dining/living room with large sliding doors leading out to its own private wrap-around courtyard terrace providing the perfect entertaining space.

The spacious master bedroom has its own en suite shower room whilst the second double guest bedroom has the use of the family bathroom. There are fitted wardrobes to both bedrooms. The property is neutrally presented throughout and would make an ideal home or buy to let property.

Other benefits of this property include an allocated parking space, secure entry phone system, a lift and the property is offered Share of Freehold.



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**Directions:** On foot, from Shortlands Station turn left onto Bromley Road and take the first right into Albemarle Road. The property is on the right hand side. By car, from Shortlands Station turn left onto Bromley Road and turn right into Downs Bridge Road and right again into Albemarle Road.

**Tenure:** Leasehold - share of freehold

Lease term 125 years from 2008

**Ground Rent:**

**Service Charge:** £1,800.00 pa

**Council Tax Band:** E

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**Room Dimensions:**

Hallway	14'05 x 3'08
Kitchen/Lounge	21'06 x 11'07
Master Bedroom	11'04 x 10'0
Ensuite Shower Room	6'03 x 5'10
Bedroom Two	11'07 x 9'11
Bathroom	6'05 x 6'0
Terrace	35'06 x 9'05

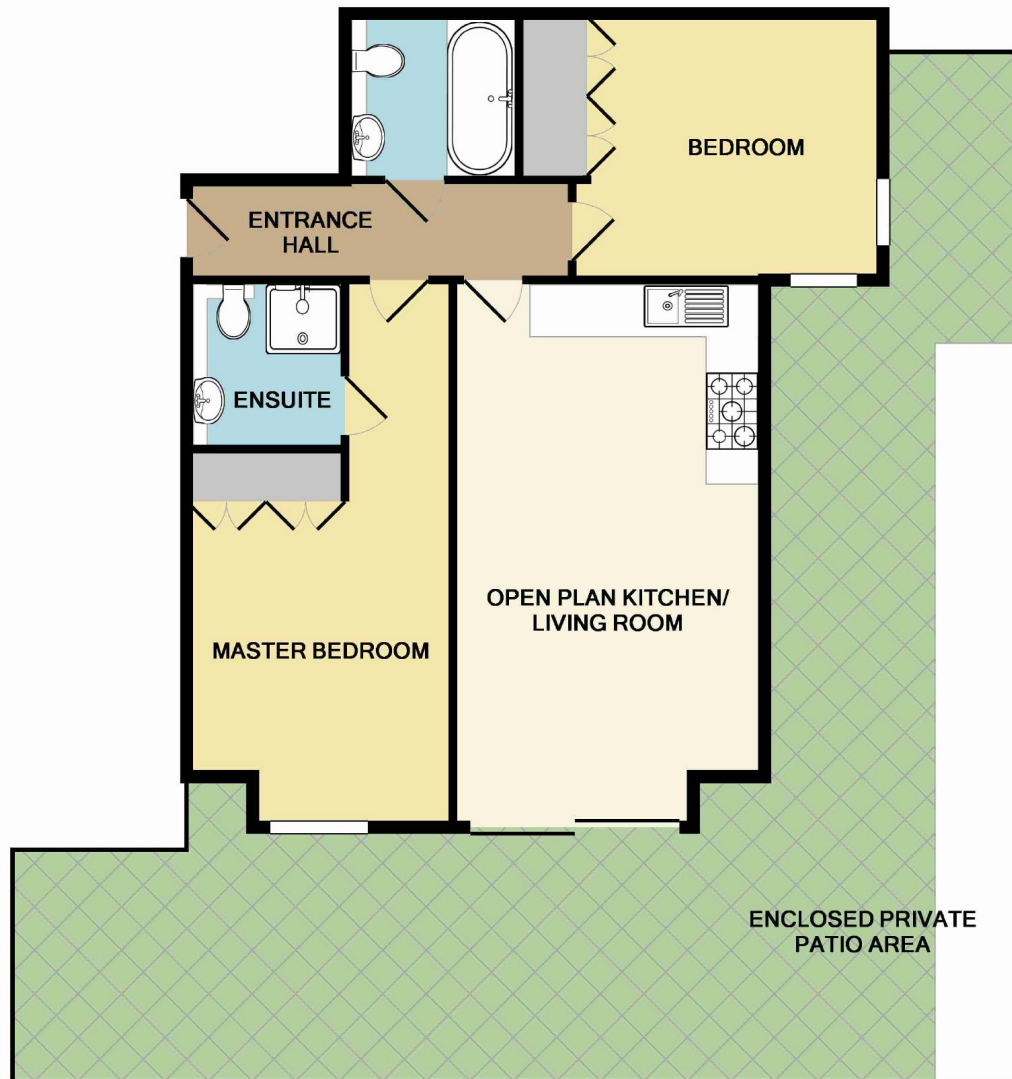


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		85	86	England & Wales		84	85
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document





TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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  
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jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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