



 **2**  
Bedrooms

 **1**  
Bathroom





**SUPERB SPACIOUS BALCONY FLAT IN HIGHLY DESIREABLE LOCATION**  
This top floor balcony flat, is situated in a popular treelined road in the heart of Beckenham, close to Kelsey Park and Beckenham High Street. Viewing is highly recommended at your earliest opportunity.

## **SUPERB SPACIOUS BALCONY FLAT IN HIGHLY DESIREABLE LOCATION**

We are delighted to present this spacious top floor balcony flat with off street parking and garage (secure gated access to the garage). The property is situated in a popular treelined road in the heart of Beckenham and has privileged direct gated access to the prestigious Kelsey Park, just a short walk from the apartment through the communal gardens.

The property briefly comprises, entrance hall, living room, balcony, kitchen/breakfast room, two bedrooms, bathroom, and a separate W.C. Features include, south facing balcony, gas central heating and double-glazed windows, plus access to Kelsey Park.

The property is freshly redecorated, new grey carpets, and has lots of storage cupboards (including a utility cupboard), and a part boarded loft. Features include, gas central heating, double-glazed windows, kitted kitchen with fridge freezer, and dishwasher, the bath has a separate shower unit over the bath, and there is a washing machine in the utility cupboard.

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### **EPC rating: D**

**Hall (L-shaped) part one** *3.45m x 2.07m (11.31ft x 6.78ft) narrowing to just under a meter wide*

L-shaped hall, carpet as fitted, radiator, cloaks cupboard housing the electrical meter, and storage cupboards above, electrical points, loft hatch and doors to all rooms.

**Hall 2 (L-shaped) part two** *2.98m x 0.95m (9.79ft x 3.11ft)*

L-shaped hall, carpet as fitted, radiator, cloaks cupboard housing the electrical meter, and storage cupboards above, electrical points, loft hatch and doors to all rooms.

**Living room** *5.17m x 3.62m (16.95ft x 11.88ft)*

Carpet as fitted, corniced ceiling, two wall lights, telephone point, Virgin media point, electrical points, antenna point, two radiators, full length double glaze window to the rear with door opening out onto the balcony.

**Balcony** *2.57m x 0.82m (8.43ft x 2.70ft)*

Metal and timber balustrade, vinyl covered handrail, and tiled base.

**Kitchen** *3.62m x 2.37m (11.88ft x 7.78ft)*

Ceramic tiled floor, wall and base units with laminate worktops and integrated sink and drainer with chrome mixer tap, five burner gas hob with stainless steel extractor hood above it, and an integrated electric oven. There is a fridge freezer and a Siemens dishwasher in place. double-glazed window to the side, combination boiler, local ceramic wall tiles, and electrical points.

**Master bedroom** *4.09m x 2.72m (13.41ft x 8.94ft)*

Carpet as fitted, corniced ceiling, built in wardrobe, double-glazed window to the rear, one opaque glazed panel to the ground level. radiator, and electrical points.

**Bedroom two** *4.09m x 2.72m (13.41ft x 8.94ft)*

Carpet as fitted, corniced ceiling, double-glazed window to the rear, radiator, and electrical points.

**Bathroom** 2.37m x 1.85m (7.77ft x 6.07ft)

White bathroom suite with panelled steel bath with chrome hot and cold taps, electric shower over the bath with shower screen, wash basin set over a raised vanity unit, with chrome mixer taps, opaque double-glaze window to the rear, extractor fan, local ceramic wall tiles, circular mirror, long towel rail, radiator, and shaver point.

**Separate WC** 1.65m x 0.89m (5.41ft x 2.91ft)

Ceramic tiled floor, low-level WC, radiator, opaque double-glaze window to front, and toilet roll holder.

**Cloakes cupboard** 1.50m x 0.97m (4.93ft x 3.18ft)

Double doors, carpet as fitted, coat rail, electrical meter, and electrical isolating mains switch.



