



Apartment 4,
25 Burrells,
Court Downs Road,
Beckenham

BR3 6TQ

Guide price of £775,000



3



2



1/2

Robert
Leech.



Apartment 4, 25 Burrells, Court Downs Road, Beckenham, BR3 6TQ

Offered to the market in immaculate condition is this exceptional three bedroom first floor apartment, moments from Beckenham High Street and within easy reach of Beckenham Junction Station.

Beautifully presented and spacious throughout, this apartment comprises an open plan reception/dining room featuring sliding doors, which lead to a large south facing balcony, with recently fitted awning, overlooking manicured communal gardens. The apartment has been furnished with a modern, fully fitted kitchen including built in appliances, three large double bedrooms all benefiting from built in storage and the master bedroom benefits from built in wardrobe, en-suite bathroom and its own private balcony. There is also a separate three piece family bathroom.

Further benefits include off street parking, double garage with electric roll doors, cabling ready for an electric car charging point and lift access within the block.

- First floor apartment
- Immaculate condition throughout
- 3 beds, 2 baths, 2 receps
- Large South facing balcony with awning
- Off road parking and double garage
- 0.4 miles to Beckenham Junction Station
- Communal garden
- Living space 1,252sq ft
- Council tax band F, £2,443.31pa
- Bromley London Borough Council



0.2 miles
Beckenham



23 miles
Gatwick
Airport



0.4 miles
Beckenham
Junction
Mainline
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Situated on the corner plot of Court Downs Road; this apartment is seconds away from Beckenham High Street - hosting a vast selection of bars, coffee houses, shops and restaurants. Popular sites such as Kelsey Park and Beckenham Place Park also within very easy walking distance. Ideally located for transport links, Beckenham Junction Rail Station provides regular direct services to London Victoria in as little as twenty-two minutes. Tram services are also available with services to Wimbledon via East Croydon.



FAQ'S

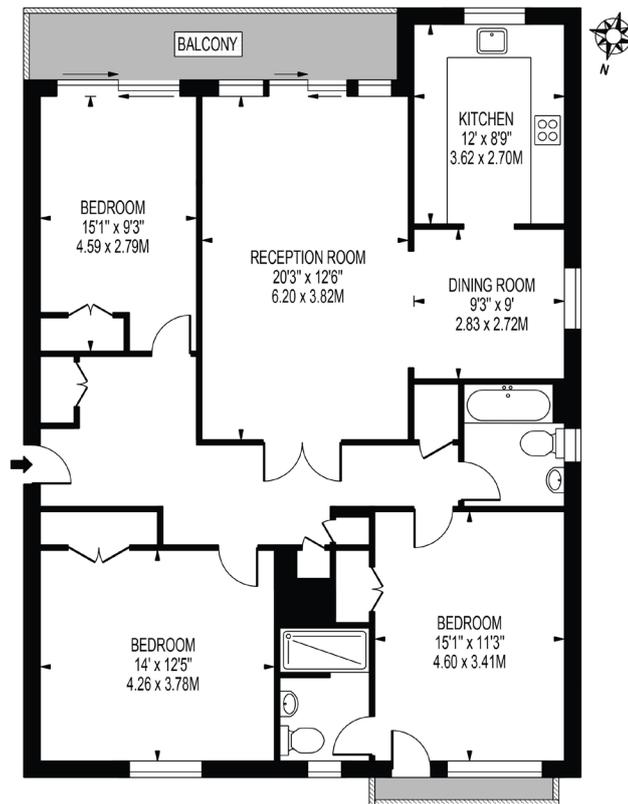
- Bromley London Borough Council
- Council Tax Band F £2,443.31pa
- Leasehold
- Service Charge £3,836pa
- Lease length 102 years
- Double garage





BURRELLS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1252 SQ FT - 116.31 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUATE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.