



## 1 bed apartment to buy in BR3

Sutton Close, Beckenham, Beckenham,  
Kent, BR3 5UG

**£180,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Garage En Bloc parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor
- ✓ Spacious Reception Room
- ✓ Off Street Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This spacious one-bedroom ground-floor apartment, offers generous proportions throughout and excellent potential for modernisation. With scope to update and add real value, this property represents an exciting opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming hallway leading into a bright and generously sized reception room with ample space for dining and pleasant views over the well-kept communal gardens. A separate kitchen/breakfast room adds further practicality, while the family bathroom and a large double bedroom with built-in wardrobes complete the well-designed layout.

Additional advantages include residents' off-road parking and a private garage en bloc, a rare and valuable asset in this location.

Perfectly positioned just a short walk from Beckenham Junction (0.2 miles), the property offers superb transport connections, including direct services to London Victoria and tram links to Croydon. Beckenham High Street is also moments away, providing an excellent selection of shops, cafés, restaurants, and amenities.

Combining space, convenience, and potential, this chain-free apartment is ideally situated for those seeking a well-connected home in the heart of Beckenham.

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £35.00

Annual Service Charge Amount: £1,769.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: Garage En Bloc, Residents

Year built: 1978

Construction materials: Brick and block

Roofing type: Flat

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

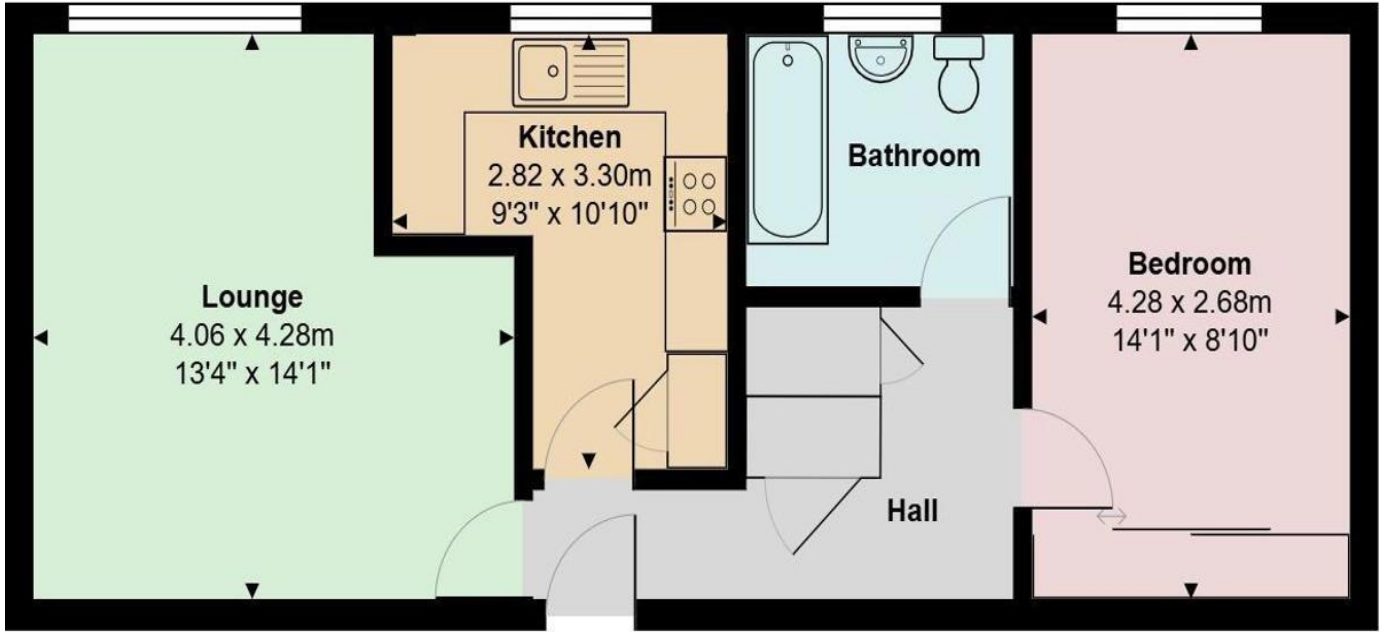
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Sutton Close, Beckenham, BR3 5UG



Total Area: 47.5 m<sup>2</sup> ... 512 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Sutton Close, Beckenham, Beckenham, Kent, BR3 5UG

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

