



**99Home Ltd.**

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2 Bed Flat In Brackley Court, 30 Southend Road, Beckenham, BR3 5AN

£1,700 Monthly





## SHORT DESCRIPTION

Property Ref: 10486 This spacious 2 double bedroom flat, is offered unfurnished and decorated in neutral colours throughout. You will have use of an off street parking space and the beautiful and well maintained communal gardens. At 753sqf (69.9m2) the flat is large and includes all whites goods within the functional kitchen, including a dishwasher. The 2 double bedrooms have sufficient space for double beds, wardrobes and for those WFH, desk space. Bedroom one overlooks the gardens. The living room is spacious and has sufficient space for sofas, chairs, dining table and storage. The bathroom is well ventilated and includes a shower over bath and vanity cabinet. Beckenham has several train stations that provide excellent links to London, with frequent trains into Victoria, Blackfriars, London Bridge, Cannon Street, Waterloo and Charing Cross. Trains from New Beckenham provide links to DLR stations. Beckenham High Street offers many small independent shops in addition to the normal high street shops. Private off-street parking space. Communal gardens Rent direct from a private landlord. Privately managed. No agents, please.. Property Type: Flat Full Renting price: £1700.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: C EPC rating: D Measurement: 742.71 sq.ft. Outside Space: Communal Garden Parking: Allocated, Communal Heating Type: Gas Central Heating -

2

Bed Room(s)

1

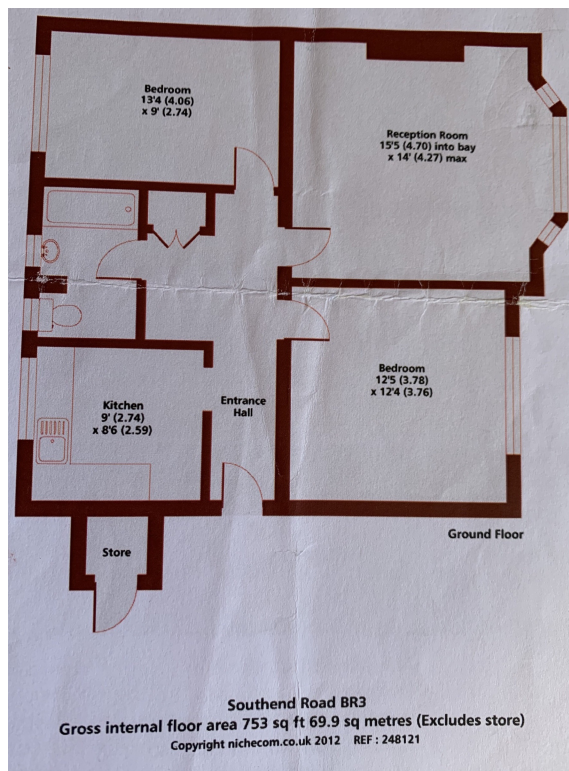
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                          |
|------------------|--------------------------|
| Valid until      | Certificate number       |
| 24 May 2032      | 2001-3605-2020-0002-5725 |
| Property type    | Ground-floor flat        |
| Total floor area | 69 square metres         |

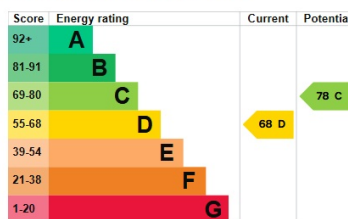
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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