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1 Bed Flat In 58 Foxgrove Road , Beckenham, BR3 5BJ

£275,000





## SHORT DESCRIPTION

Property Ref: 16954 A well-maintained one-bedroom ground floor flat situated within this popular purpose-built development on Foxgrove Road, Beckenham. Positioned at the rear of the block with a desirable southerly aspect, the property benefits from a bright living room with UPVC double glazed patio doors providing direct access to the attractive communal gardens. The accommodation also includes a double bedroom, bathroom and a fitted kitchen. Further benefits include a garage en-bloc, ample residents' off-street parking, double glazing and a long lease. The property is ideally located approximately 0.2 miles from Ravensbourne Station, offering direct rail services into London, and just a short walk from the open spaces of Beckenham Place Park. Beckenham High Street, Beckenham Junction Station and a range of well-regarded local schools are also within easy reach. An excellent opportunity for first-time buyers, downsizers or investors seeking a well-located home in a sought-after area. Key Features: • One-bedroom ground floor flat • Direct access to communal gardens • Southerly aspect • Garage en-bloc • Ample residents' parking • Long lease • Approx. 0.2 miles to Ravensbourne Station • Direct links to London • Approx. 0.2 miles to Beckenham Place Park • Close to Beckenham High Street • Convenient for local schools Property Type: Flat Full selling price: £275000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 943 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £1500.00 Council tax band: C EPC rating: C Measurement: 521 sq.ft. Outside Space: Communal Garden Parking: Communal, Garage, Rear, Residents, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----



**Bed Room(s)**



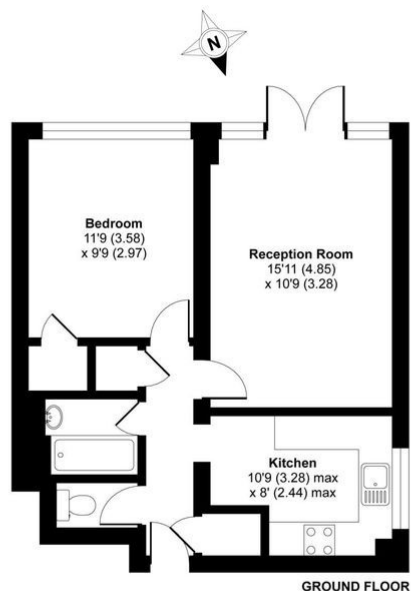
**Bath Room(s)**



**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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if based on the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## 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 <b>18 July 2033</b>	Certificate number <b>6220-9037-0376-1007-1713</b>
Property type	Ground-floor flat
Total floor area	51 square metres

### Rules on letting this property

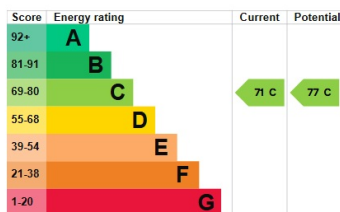
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. 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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