

1 Bedroom Flat for Sale - £292,000

Scotts Avenue, Shortlands, Kent, BR2 0NB



KEY FEATURES

- TOP FLOOR FLAT • ONE DOUBLE BEDROOM • NEEDS RENOVATING WITH NO FORWARD CHAIN • FITTED KITCHEN • DOUBLE GLAZED WINDOWS • ORIGINAL PARQUET FLOORING • ELECTRIC PANEL HEATERS • GARAGE EN BLOC • EPC RATING C • COUNCIL TAX BAND C

Description

Bishop Estates are delighted to offer this top floor flat with a double bedroom. Renovation has been started but needs completing so presents an opportunity for the new owners to make their mark. The property benefits from double glazed windows and electric panel heaters. New white bathroom suite with shower over, low level w.c and vanity wash hand basin. The whole block benefits from a new roof fitted 2025.

Location

Scotts Avenue is within good proximity to the heart of Beckenham which offers a great range of shops, restaurants and amenities. The nearest station is Shortlands station (Zone: 4), Bromley South station (Zone: 5) or Ravensbourne station (Zone: 4)
Lease Start: 12/04/2023 Lease End Date: 14/03/2186
Service Charge £1,700 pa
Ground Rent £50 pa



Ground Floor

GARAGE - Garage en bloc. Access to water via outside communal tap. Up and over door.

Third Floor

HALLWAY - 8' 3" x 5' 8" (2.54m x 1.74m) Opens into lounge, Parquet flooring. 2 Built in storage cupboards

LIVING ROOM - 11' 4" x 7' 8" (3.46m x 2.37m) Light and bright room. Large double glazed windows and door opening onto balcony. Centre light fitting. Fitted carpet. Electric panel heater

KITCHEN - 6' 8" x 12' 0" (2.04m x 3.67m) Range of fitted matching wall and base units with worktops over. Tiled splashback. Tiling to floor. Double glazed window to side. Stainless steel sink unit with mixer taps. Space for washing machine. Space for fridge/freezer. Space for oven.

BEDROOM - 14' 6" x 9' 0" (4.43m x 2.75m) Double glazed window to front. Built in storage. Carpet

BATHROOM - 7' 10" x 5' 10" (2.4m x 1.83m) New white suite comprising bath, with shower over, low level w.c, hand basin with vanity unit under. Double glazed opaque window to side. Panelled walls around bath. Vinyl floor covering.

THIRD FLOOR



TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

1. MONEY LAUNDERING REGULATIONS: It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
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