





Balmoral Court, Beckenham

Offers Over £375,000 Leasehold

Some homes simply feel ready to move into the moment you walk in, and this ground floor apartment is one of them. It is extremely well presented throughout. The location is a real plus with Ravensbourne and Beckenham Junction train stations, Beckenham High Street and local parks all nearby.

• Ground floor two bedroom apartment | • Extremely well presented throughout | • Bathroom and separate guest WC | • Fitted kitchen | • Gas central heating | • Double glazing | • Entry phone system | • Patio with direct access to well kept communal gardens | • Allocated parking | • Beckenham BR3, within reach of Ravensbourne and Beckenham Junction stations |

Please scan here for a virtual tour of the property:

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Beautifully presented two bedroom ground floor apartment with private patio and access to well kept communal gardens, Beckenham

This apartment is extremely well presented throughout. It offers two well proportioned bedrooms, a family bathroom and a separate guest WC, plus the everyday comforts of gas central heating and double glazing.

Step outside and the patio leads directly onto well kept communal gardens, which makes this a lovely spot for morning coffee, a quiet read or simply a bit of fresh air without the upkeep of a garden of your own. Add allocated parking and a convenient ground floor position, and it is easy to see the appeal.

Inside the Apartment

Entrance: The apartment is accessed through an entry phone system, giving a welcome sense of ease when you arrive home and when visitors call.

Living space: A well presented home with a natural flow from room to room, and a patio that opens directly from the apartment.

Kitchen: The fitted kitchen provides storage and work surfaces for everyday cooking and entertaining.

Two bedrooms offer flexibility, whether you need a main bedroom and guest room, space for a growing household, or a comfortable home office alongside a bedroom.

A good size reception room, ideal for entertaining and relaxing.

Bathroom and guest WC: A bathroom is complemented by a separate guest WC, a practical extra that makes busy mornings and visiting friends and family far easier.

Comfort: Gas central heating and double glazing help keep the home cosy and comfortable through the seasons.

Outside Space and Parking

The private patio has direct access to the well kept communal gardens, a pleasant green setting that is ideal for relaxing outdoors. An allocated parking space completes the picture.

The Location

Ravensbourne station (Thameslink) is approximately 1 km away, which is a walk of roughly 12 to 15 minutes. Trains run to London Blackfriars (journey time approximately 30 minutes) and towards Sevenoaks. The station sits beside Beckenham Place Park.

Beckenham Junction is the main station for Beckenham, with Southeastern services to London Victoria (approximately 21 to 26 minutes) and London Bridge (approximately 36 to 38 minutes). It is also a Tramlink stop, for tram connections towards Croydon and beyond.

Local bus stops are close by on Bromley Road and The Avenue.

Shopping - Beckenham High Street offers a good mix of shops and everyday essentials, including M&S Foodhall, Sainsburys and Waitrose, with its café, is on Southend Road beside Beckenham Junction station.

Eating and drinking - Beckenham has plenty of choice, from restaurants offering Breakfast, all day dining and of course evening meals. There are range of pubs available from a quiet locals to livelier venues for a great evening out.

Parks and green space - Kelsey Park, with its lake, café, children’s







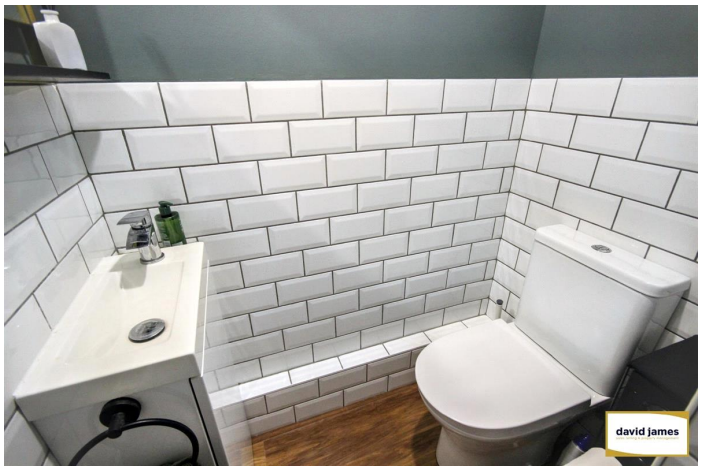


playground, tennis courts and putting green, is one of Beckenham's best loved spaces. Beckenham Place Park, a large expanse of parkland and ancient woodland of around 96 hectares, offers walking, cycling, cold water swimming and open space.

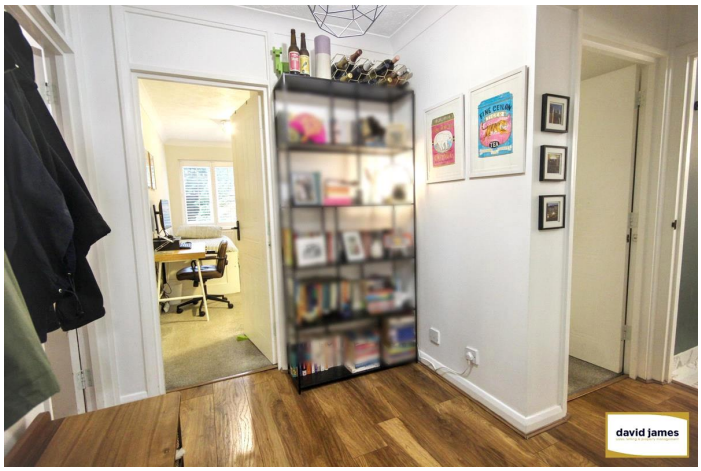
Schools - There are several well known schools in the area. Primary schools nearby include Harris Primary Academy Beckenham Green, Clare House Primary School, St Mary's Catholic Primary School and Worsley Bridge Primary School. Secondary options in the wider Beckenham and Bromley area include Langley Park School for Boys, Langley Park School for Girls, Harris Academy Beckenham and Ravens Wood School. Families should always check current admissions criteria and inspection reports directly with each school.

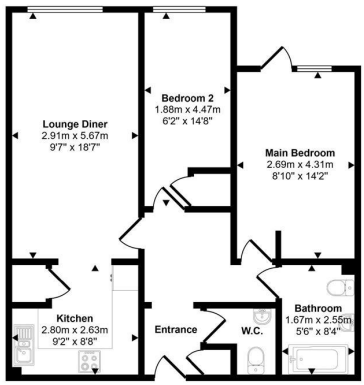
Leisure - The Spa at Beckenham (two pools, gym, sports hall and racquet sports), David Lloyd Beckenham, The Park Langley Club (squash, badminton, tennis and gym) and Beckenham Sports Club (cricket, tennis, hockey and more) are all in and around Beckenham.

Council Tax Band: C
Tenure: Leasehold (94 years)
Parking options: Residents
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



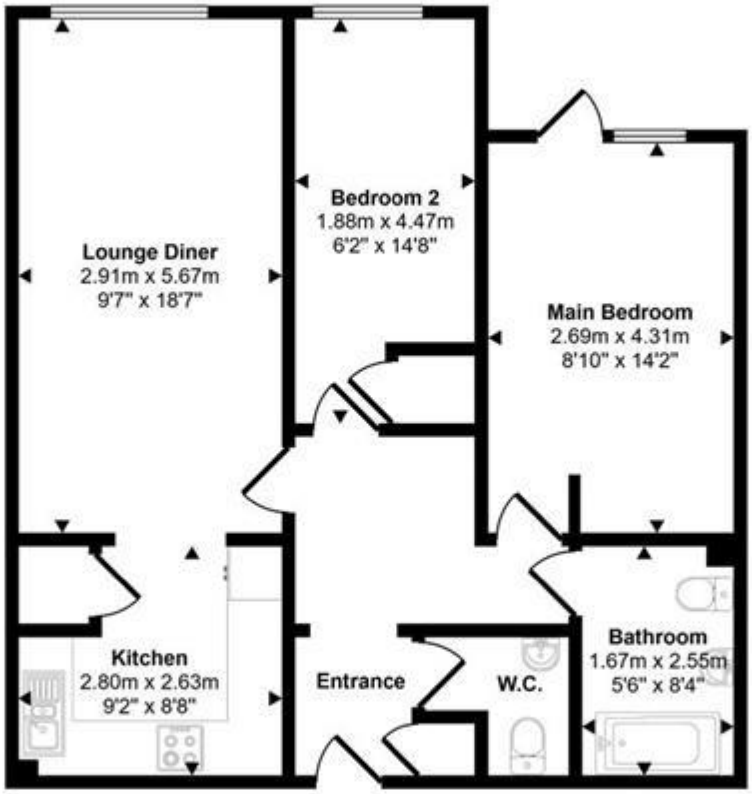






Floorplan

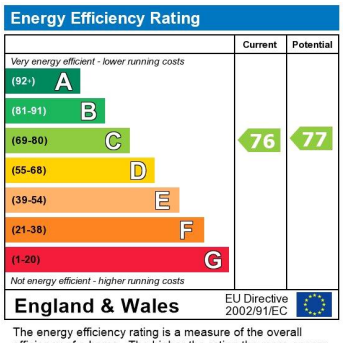
Approx Gross Internal Area
62 sq m / 668 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.