

BARRY COURT, 36 SOUTHEND ROAD, BECKENHAM, BR3 5AD

OFFERS IN EXCESS OF £450,000- SHARE OF FREEHOLD



Acting as vendors sole agents Lilypad Estates are delighted to offer for sale this bright and spacious three double bedroom ground floor apartment located in a favourable part of Beckenham, ideal for a buyer looking for great space and perfect locality.

The property consists of a spacious living room with separate dining room, three double bedrooms, separate bath and shower rooms, good size kitchen, plenty of storage, very well maintained communal gardens, own lock up garage and residents parking.

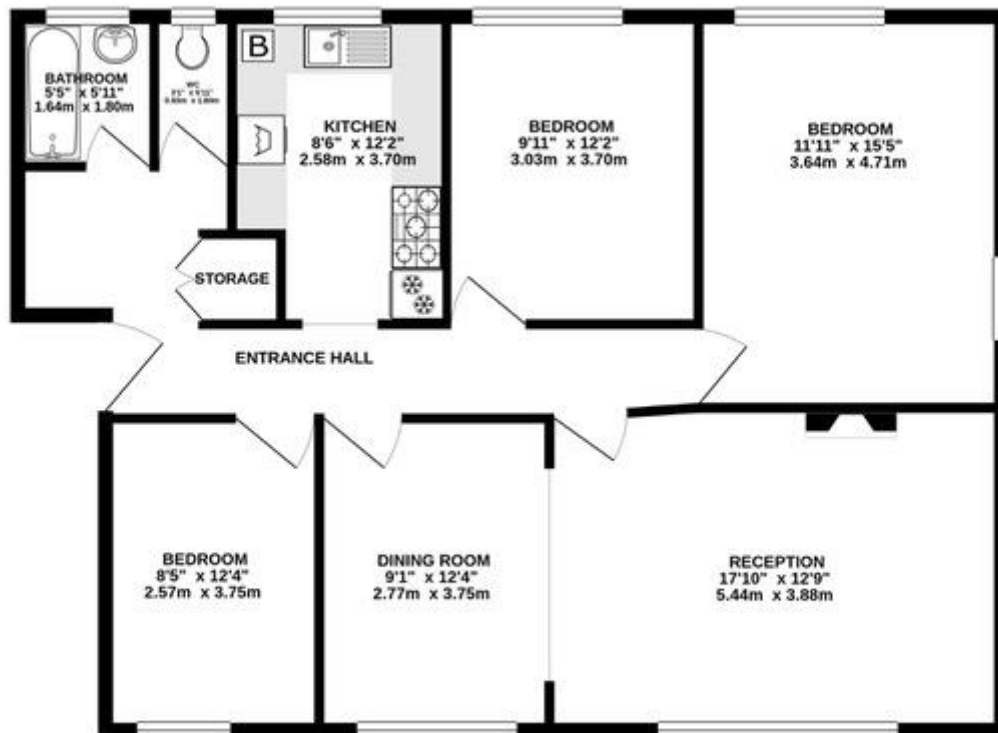
This property is conveniently located close to Beckenham Junction Station which has excellent rail and tram links to various parts of London including London Bridge and Charring Cross. Further to this there are multiple academic establishments nearby. Barry Court' is situated in an accessible and most convenient residential road equidistant between Shortland Village & Beckenham High Street with all its excellent amenities, choice of restaurants plus shopping & leisure facilities.

Marks & Spencer supermarket is located adjacent to Beckenham Junction Station, and additionally, there are local shops located at Green area en route to Beckenham Town Centre. Beckenham Town Centre, with its vast array of shops, restaurants, bars, supermarkets and Odeon multi-screen cinema is approximately 1.25 miles away. Beckenham also offers Library facilities and The Spa Leisure Centre.

Ground rent & Service Charge: £127 Per Calendar Month

FLOOR PLAN

GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

While 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 for any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.