

## Conrad Court, Beckenham | £269,995 Leasehold

We are delighted to offer for sale with no onward chain this second floor one bedroom purpose built flat situated in an enviable location a short walk from both New Beckenham and Beckenham Junction stations and in our opinion would make an ideal first time buy or a superb letting investment. This development was built at a time when developers considered offering large, bright and spacious rooms uncommon to more modern flats today and this property in particular makes great use of the space and the abundance of natural light that floods each room. The living accommodation briefly comprises a large lounge, fair sized kitchen, double bedroom and a family size bathroom and of particular note benefits from a private garage to the rear. Although this property could benefit from some updating for it to achieve it's full potential it also has a renewed lease of 150 years and reasonable ongoing maintenance costs. Viewing is strictly via the vendors sole agents.



- Close to public transport
- Garage
- Long lease
- One double bedroom
- Second floor
- Purpose built flat

**Lounge** 18'8" x 11'1" (5.69 x 3.38)

**Kitchen** 12'9" x 8'2" (3.89 x 2.49)

**Bedroom** 15'8" x 9'2" (4.78 x 2.79)

**Bathroom**

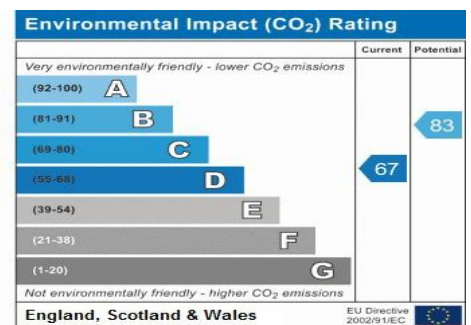
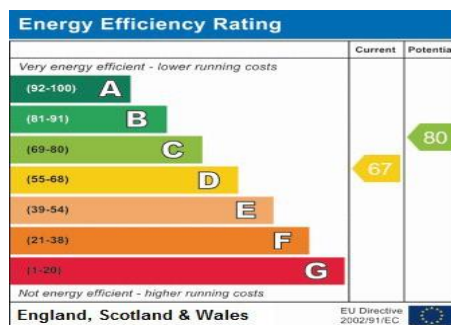
**Garage**

**Communal Gardens**



Measurements are approximate. Not to scale. Illustrative purposes only  
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Directions: From our Beckenham office turn left along High Street onto Southend Road and The Avenue is on the right and Conrad Court can be found on the left about half way up the road.



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.