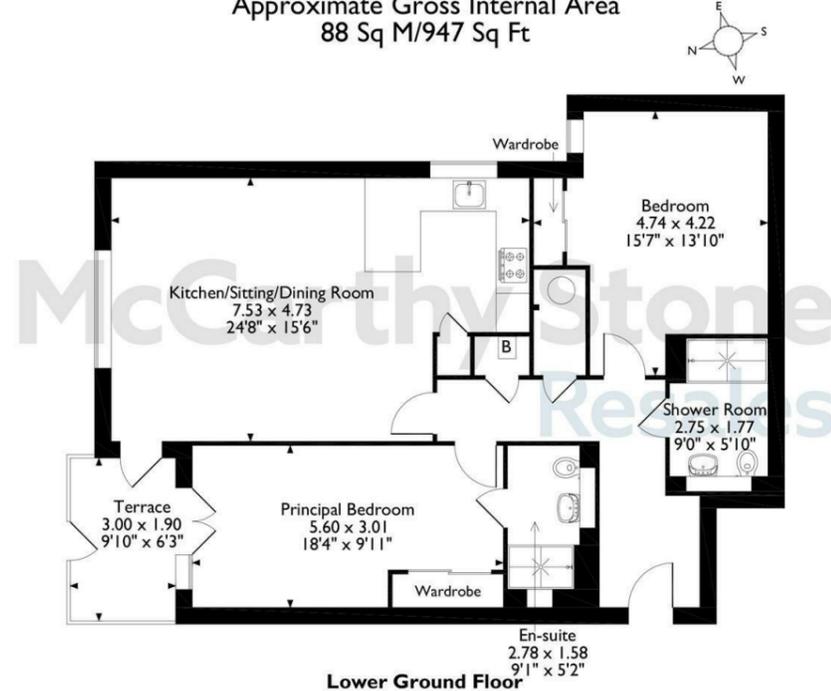
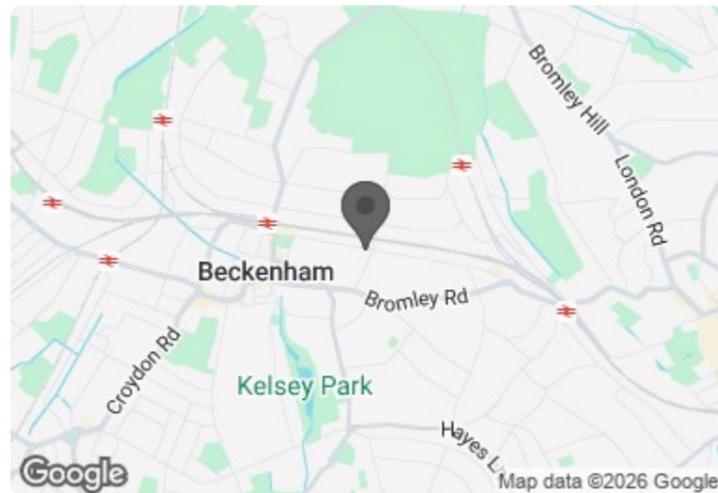


De La Mare House, Flat 2, 57, Albemarle Road, Beckenham  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 2 De La Mare House

57 Albemarle Road, Beckenham, BR3 5FH

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £525,000 Leasehold**

SUPERB and IMMACULATE just two words to best describe this tastefully presented two bedroom, two shower room, ground floor apartment at De La Mare House. A fantastic opportunity to acquire a highly desirable property within this sought after development.

\*\*\* Allocated car parking space \*\*\*

Fabulous location for local amenities and transport links.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Albemarle Road, Beckenham, BR3 5FH

## 2 Bed | £525,000

PRICE  
REDUCED

### Summary

De la Mare House was built by McCarthy & Stone purpose built for retirement living exclusively designed for the over 55s. This gated development consists of luxury two and three bedroom apartments located in the desirable town of Beckenham.

The apartments generally features two or three bedrooms with fitted wardrobes to first and second bedrooms, balcony or terraces to all apartments, fully fitted kitchens with NEFF appliances, en-suite shower rooms and separate shower room.

The apartments are designed to be accessible, adaptable and easy to maintain and the interiors have been designed with attention to quality, longevity and aesthetics in every detail, with kitchens and bathrooms fitted to a high specification.

All apartments have underfloor heating with individual thermostats to each room (apartment heating is covered by the service charge) and for added security there are also PIR detectors for the intruder alarm system that can be monitored should a long vacation be on the agenda.

Located in the desirable suburb of South East London, Beckenham is in a prime location with green spaces such as Kelsey Park and a bustling town centre just minutes away. De La Mare House benefits from a range of amenities all within walking distance. Beckenham boasts great public transport links with Beckenham Junction railway station just 0.4 miles from De La Mare House offering easy access to London Victoria, London Bridge and Orpington.

Allocated car parking - space 'F'.

It is a condition of purchase that all residents must meet the age requirements of 55 years.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the hot water cylinder and vent axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and shower room.

### Living Room

A spacious and immaculately presented dual aspect living room with laminate flooring. An abundance of natural light enters through triple full length windows, a glazed patio door opens onto a covered and paved patio area with exterior lighting and heating, metal fencing and gate. The living room has TV and telephone points plus Sky/Sky+ points. Two ceiling lights with built in cooling fans, raised electric power sockets. Modern open plan kitchen.

### Kitchen

Fully fitted modern kitchen with tiled floor boasting an excellent range of base and wall units topped with beautiful quartz stone work surfaces. Stainless steel under mount sink with mono block lever tap. Built-in NEFF electric fan oven and microwave above, ceramic four ring hob with stainless steel extractor hood and fitted integrated washing machine, dishwasher, fridge, freezer and under pelmet lighting.

### Bedroom One with en-suite shower room

A large double bedroom benefiting from fitted wardrobes and double opening patio doors with window to side giving access to the covered patio. Ceiling lights with built in fans, raised power points, TV and phone point. Door to en-suite shower room.

### En-suite shower room

Tiled and fitted with suite comprising a level access thermostatically controlled shower with glazed screen and door. Close coupled WC, vanity unit with storage fitted with a white ceramic wash basin and chrome mono lever tap and mirror above with downlighters. Chrome ladder style towel warmer/heater.

### Bedroom Two

Spacious second bedroom with fitted wardrobes. Ceiling lights with built in fans, TV and phone point.

### Shower Room

Tiled and fitted with suite comprising a level access thermostatically controlled shower with glazed screen and door. Close coupled WC, vanity unit with storage fitted with a white ceramic wash basin and chrome mono lever tap and mirror above with downlighters. Chrome ladder style towel warmer/heater.

### Service Charge

- Cleaning of communal windows
- Underfloor heating to individual apartments
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant.

Service charge : £5376.12 per annum to 31/03/26 taken monthly by direct debit.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

999 years from 2018  
Ground rent £495.00 per annum.  
Ground rent review: 2033

### Car Parking

This apartment has allocated space 'F'.

### Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Under floor room heating with cost covered by service charge
- Mains drainage

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

