



## 4 Rectory Road, Beckenham, BR3 1TU Offers in excess of £225,000

Goodmove are delighted to present this one bedroom apartment to the market.

Accommodation briefly comprises an entrance hall, bright and spacious lounge, kitchen, double bedroom and a bathroom.

Nestled in the heart of Beckenham, Rectory Road offers exceptional connectivity and access to a wealth of amenities. Beckenham Junction station is just a short walk away, providing frequent rail services to London Victoria and London Bridge, ensuring swift commutes to central London.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



### Leasehold Information

95 years remaining on the lease

Ground rent: £25per annum

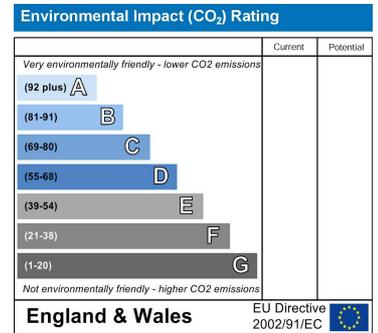
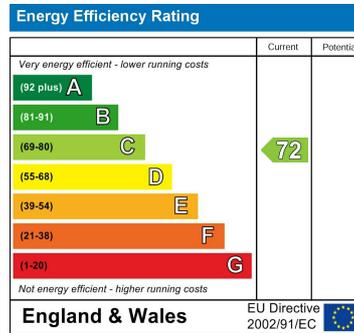
Maintenance charge: £1533.43 per annum

The vendor has advised Section 20 works are planned for work to the roof.

This information is provided by the vendor and should be verified during the conveyancing process.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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