



4 Fontaine Court 1 Hayne Road

Beckenham, BR3 4HY

£260,000 Leasehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are pleased to offer for sale this raised ground floor apartment providing bright and spacious one bedroom accommodation and situated within a highly popular and convenient location.

The property forms part of a well kept purpose built development which is located in a highly convenient residential road within easy reach of Beckenham town centre and with great transport links close by including: Beckenham Junction, New Beckenham, Clock House stations plus the nearby tram links.

Internally, the property comprises: a spacious entrance hallway with a useful storage cupboard; an impressive living room providing access to the south facing balcony to the front; kitchen fitted with an attractive range of pale blue units and with built-in oven and hob; bedroom with a large built-in double wardrobe. The bathroom provides a bath with built-in shower over and there is also useful walk-in store room, accessed from the bathroom, offering fantastic storage space and potential to extend and improve the bathroom as required. .

Further benefits include a private garage en bloc plus residents' off street parking. There are communal grounds to the front and rear.



- RAISED GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- LOUNGE WITH LARGE SOUTH FACING BALCONY
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- BATHROOM WITH LARGE WALK-IN STORE/AIRING CUPBOARD
- HIGHLY POPULAR & CONVENIENT LOCATION
- CLOSE TO HIGH STREET/STATIONS
- GARAGE EN BLOC
- CHAIN FREE SALE

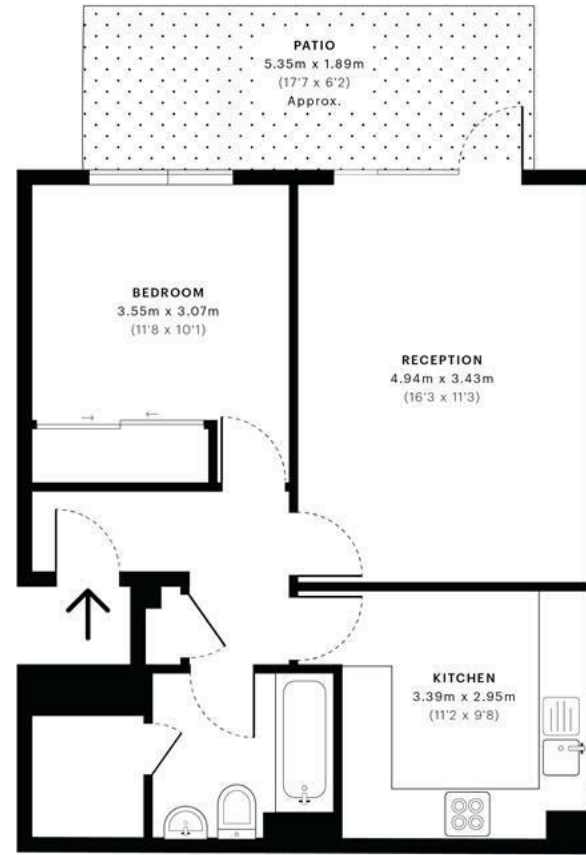


Fontaine Court, BR3

DEPARTURE DATE
09/06/2020


LASER SCAN POINTS
100,756,300

GROSS INTERNAL AREA
50.3 Sqm / 541.2 Sqft



— Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
50.3 Sqm / 541.2 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head.
46.5 Sqm / 500.8 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM'S 3B RESIDENTIAL
49.7 Sqm / 535.5 Sqft

IPM'S 3C RESIDENTIAL
47.1 Sqm / 506.7 Sqft

SPEC ID:
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COMMUNAL HALLWAY

ENTRANCE HALL

Wood laminate flooring; radiator; entryphone handset; built-in coats/storage cupboard.

LOUNGE

15'7 x 11'2 (4.75m x 3.40m)

Glazed door and windows to front leading to private balcony; radiator; wood laminate flooring.

BALCONY

South facing private balcony to front.

KITCHEN

9'7 x 9'6 (2.92m x 2.90m)

Window to side; fitted with a range of attractive pale blue wall and base units with worktops to three walls; inset sink unit; built-in electric oven & hob; spaces for appliances; wall mounted gas combi boiler; vinyl floor tiles; radiator; part tiled walls.

BEDROOM

11'6 x 10' (3.51m x 3.05m)

Window to front; radiator; built-in double wardrobe.

BATHROOM

Suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; vinyl flooring; radiator; extractor fan; door leading to large storage cupboard.

STORE CUPBOARD

5' x 4' (1.52m x 1.22m)

Large storage cupboard with fitted shelving/storage.

GARAGE/PARKING

Private garage at rear no. 4. Residents off street car parking.

GARDENS

Communal grounds, mainly lawn.

LEASE & MAINTENANCE

LEASE - Lease of approx 201 years remaining.

MAINTENANCE CHARGES - Currently £1393 pa

GROUND RENT - nil

COUNCIL TAX

London Borough of Bromley - Band C



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.