



## 23 Waylands Mead

The Knoll, Beckenham, BR3 5XT

**£500,000 Leasehold - Share of Freehold EPC: C**

 **Maguire Baylis**



GUIDE PRICE £500,000 - £525,000

A stunning top floor apartment located in a highly sought-after private road just a few minutes' walk to Beckenham town centre and set within delightful communal grounds.

The property, which is beautifully presented throughout, provides bright and spacious accommodation comprising: two double bedrooms - the master featuring a large en-suite shower with walk-in shower enclosure; there is also a further family bathroom; plus fully integrated kitchen providing all the necessary appliances for modern living.

The real highlight of this property is the superb 25' living room with a south-facing balcony overlooking the delightful communal grounds to the front. The perfect space to sit, relax and just enjoy the view. Additionally, this property includes a garage and plenty of residents parking to the rear.

Beckenham boasts a great selection of boutique shops, a choice of supermarkets, popular restaurants, plus transport links including Beckenham Junction main line station, plus the tram links.

A superb apartment providing lovely, spacious accommodation - of almost 1000 sq ft - and located within a delightful, and convenient, setting.



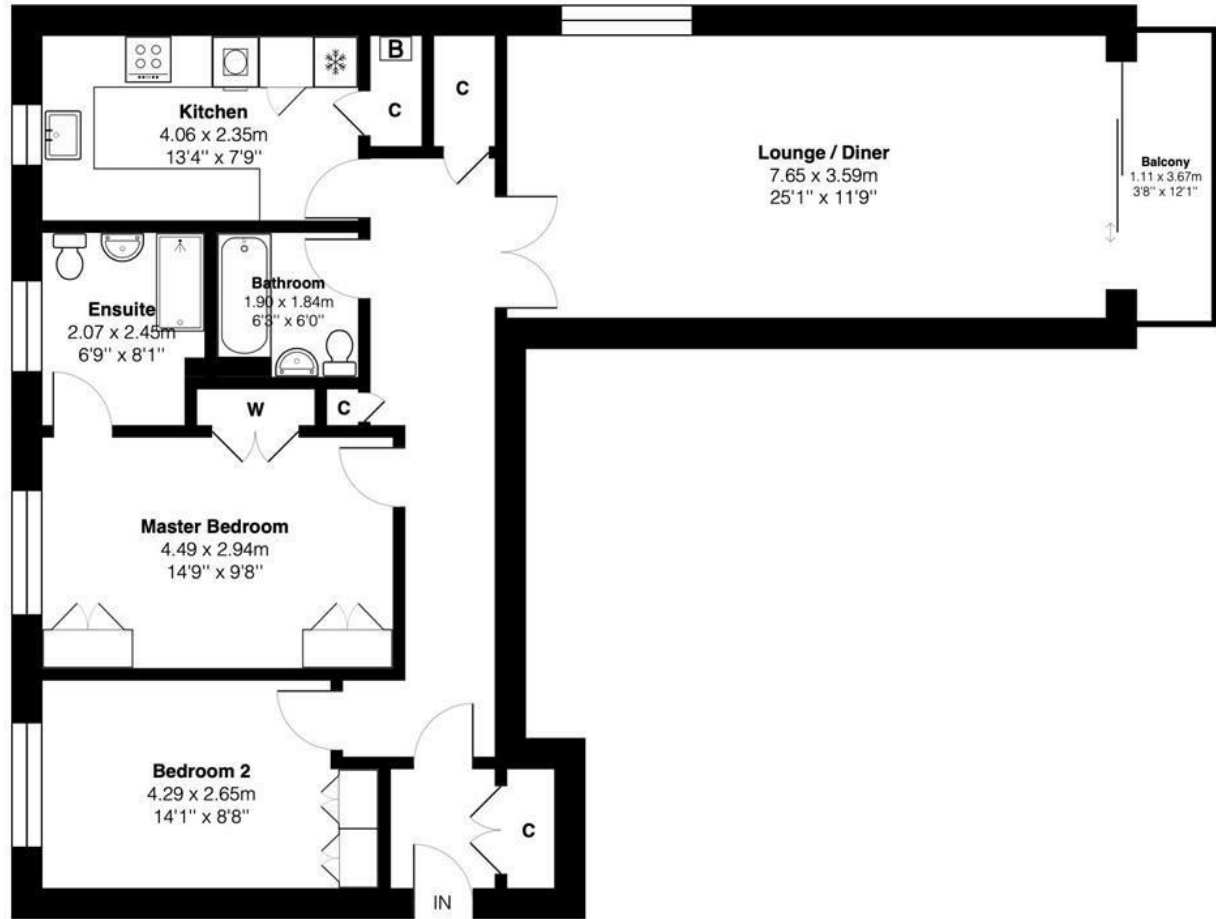
- STUNNING TOP FLOOR APARTMENT
- BEAUTIFULLY KEPT BLOCK & GROUNDS
- TWO DOUBLE BEDROOMS/TWO BATHROOMS
- HIGHLY SOUGHT AFTER PRIVATE ROAD
- JUST MINUTES WALK TO TOWN CENTRE/STATION
- SUPERB 25' RECEPTION ROOM
- DELIGHTFUL SOUTH FACING BALCONY
- FULLY INTEGRATED KITCHEN
- GARAGE & RESIDENTS CAR PARKING
- EPC - BAND C



# Waylandsmead BR3

Total Area: 92.0 m<sup>2</sup> ... 990 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



## COMMUNAL HALLWAY

A well presented and welcoming entrance with stairs to top (third) floor.

## ENTRANCE LOBBY

Built-in in double coats/storage cupboard; door to:

## HALLWAY

25' x 5'2 (7.62m x 1.57m)

An impressively spacious hallway with built-in linen/airing cupboard housing pressurised hot water cylinder; further built-in storage cupboard; radiator; entryphone handset; access to loft storage space (loft with built-in ladder, light and boarded for storage).

## LIVING ROOM

25'1 x 11'9 (7.65m x 3.58m)

A spacious reception room featuring wide double glazed sliding doors to the south facing balcony to front; further double glazed window to side; two radiators.

## PRIVATE COVERED BALCONY

11'8 x 4'6 (3.56m x 1.37m)

Enjoying a delightful south facing view to the front; tiled flooring; recessed overhead lighting.

## KITCHEN

13' x 7'8 (3.96m x 2.34m)

Double glazed window to rear; fitted with a comprehensive range of wooden wall and base units with solid granite worktops to three walls; inset sink unit; fitted ceramic hob with extractor hood over; integrated electric oven with plate warmer; integrated microwave, dishwasher, washing machine and fridge/freezer; useful built-in storage cupboard housing gas boiler; tiled flooring; radiator.

## BEDROOM 1

14'10 x 9'7 (4.52m x 2.92m)

Double glazed window to rear; fitted with a comprehensive range of wood fronted bedroom units to two walls; further built-in double wardrobe; radiator; door to:

## EN SUITE SHOWER

8' x 6'8 (2.44m x 2.03m)

Double glazed window to rear; modern suite comprising walk-in shower enclosure with ceiling mounted rain shower head plus shower hose; inset wash basin with built-in vanity storage; WC; part tiled walls; radiator plus heated towel rail; tiled flooring; extractor fan.

## BEDROOM 2

12'2 x 8'5 (3.71m x 2.57m)

Double glazed window to rear; radiator; built-in double wardrobe plus fitted dressing table/drawer unit to one wall.

## BATHROOM

A well appointed suite comprising: paneled bath with mixer tap and shower hose; inset wash basin with vanity storage; WC; fully tiled walls; heated towel rail; tiled flooring; extractor fan.

## COMMUNAL GROUNDS

The well kept and extensive communal grounds are a particular featuring - providing numerous established trees and specimen shrubs and large areas of lawn.

## GARAGE/PARKING

Single garage to rear en bloc. There is plenty of residents parking to the rear.

## LEASE/MAINTENANCE

LEASE - Share of freehold with a long lease of 999 years from 1984

MAINTENANCE - Currently £1900 pa

## COUNCIL TAX

London Borough of Bromley - Band E



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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.