



52 Foxgrove Road  
Beckenham, BR3 5DB  
£325,000

**Anthony Martin**  
Estate Agents

We are delighted to offer to the market this CHAIN FREE 2 double bedroom GROUND FLOOR apartment. Set within a purpose built block and with excellent transport links this property will appeal to many people.

Access to the building via entryphone. To the right of the front door is an internal storage cupboard suitable for a bicycle. The apartment has 2 good sized double bedrooms and a generous lounge to the front of the building, all overlooking the front gardens. To the rear the kitchen/breakfast room looks onto the side and a new shower suite has recently been fitted.

In addition the property benefits from an allocated parking space and a lockable external cupboard.

The property is leasehold.





# Flat 1 Glenhurst, 52 Foxgrove Road, Beckenham, Kent, BR3 5DB

## Ground Floor

### Entrance Hall

### Bedroom 1

14'1" x 9'6" (4.3 x 2.9)

### Bedroom 2

14'1" x 8'10" (4.3 x 2.7)

### Lounge

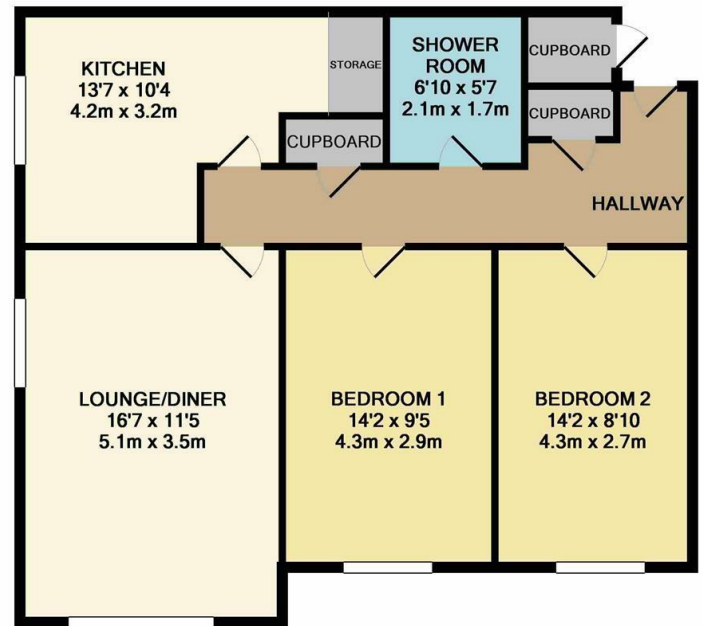
16'8" x 11'5" (5.1 x 3.5)

### Kitchen/Breakfast Room

13'9" x 10'5" (4.2 x 3.2)

### Shower Room

6'10" x 5'6" (2.1 x 1.7)

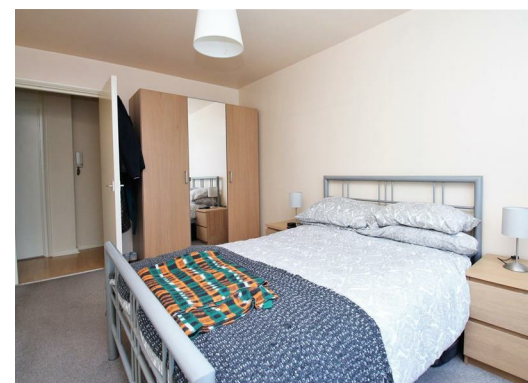


TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.