



VILLAGE ESTATES

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**GATED ALLOCATED UNDERGROUND
PARKING**

CLOSE TO LOCAL AMENITIES

**GROUND FLOOR WITH PRIVATE
FRONT ACCESS**

TWO BEDROOM TWO BATHROOM

**DIRECT VIEWS ACROSS FEATURE
LAKE**

**LONG LEASE 998 YEARS & LOW
SERVICE CHARGES**



**24 Vesta House 40 Roman
Way**

DD3 3ET

**Guide Price £500,000-
£520,000**

A beautifully presented two-bedroom, two-bathroom ground floor apartment set within the sought-after Langley Court, Beckenham. This modern flat offers generous living space with floor-to-ceiling windows and stunning views across the tranquil lake. The property benefits from an allocated underground parking space and an exceptionally long 998-year lease, making it an ideal long-term investment. Set in a peaceful yet well-connected location, Langley Court provides contemporary living surrounded by landscaped gardens.

EPC RATING: B

COUNCIL TAX BAND: E

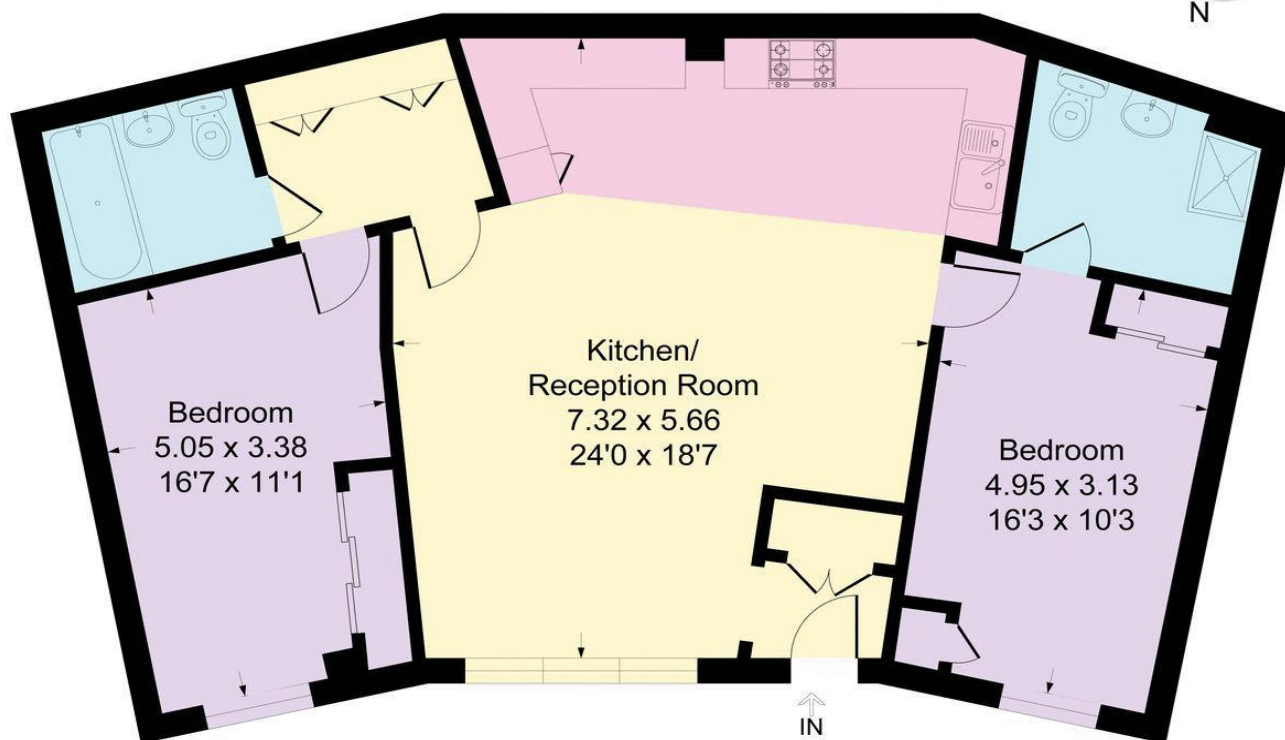
TENURE: LEASEHOLD

LEASE TERM: 996 years remaining



Vesta House, Roman Way, BR3

Approximate Gross Internal Area = 91.7 sq m / 988 sq ft



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.