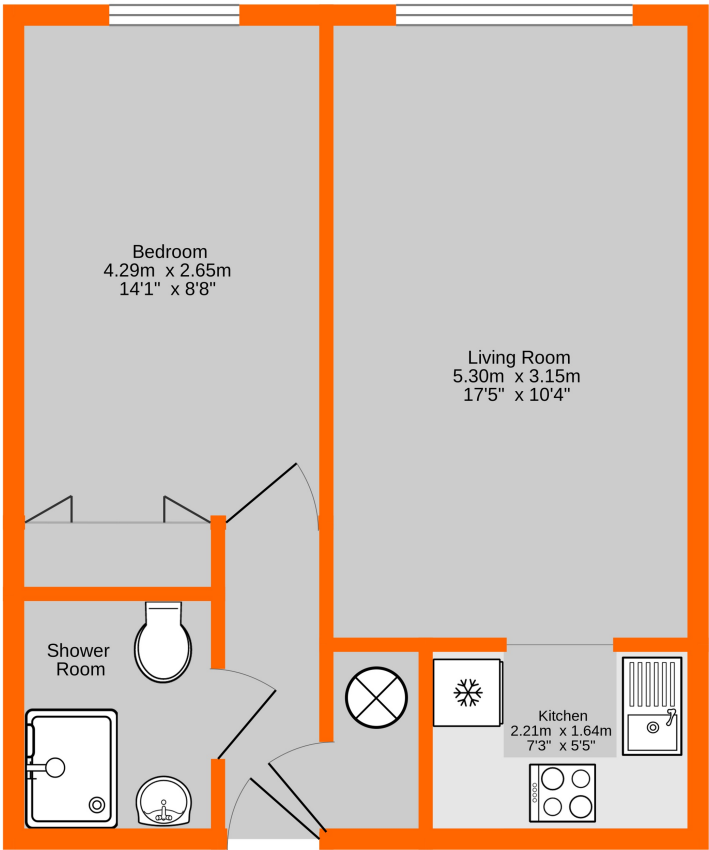


Second Floor Flat  
40.3 sq.m. (434 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 40.3 sq.m. (434 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



Viewing by appointment with our Park Langley Office - 020 8658 5588

25 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN

£180,000 Leasehold

- Second floor flat with lift service
- Opposite entrance to Kelsey Park
- Shower room with white suite
- Parking and attractive communal grounds
- Popular age restricted development
- Double bedroom with built-in wardrobe
- Living room with westerly aspect
- Local shops by Park Langley roundabout

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)





## 25 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN

A 'Chain Free' one bedroom flat within a popular purpose built block opposite the stunning Kelsey Park. Positioned on the second floor, which provides ample natural light, this property has been modernised with a fitted kitchen and a shower has been installed where the bath once was, although the remaining suite is original. The living room and bedroom are a good size, with the latter having built in wardrobe. Communal facilities include a residents' lounge, laundry room, guest suite, part time development manager, parking and delightful gardens.

### Location

Conveniently located for the popular shops on Wickham Road at the Chinese roundabout providing a chemist, newsagent, delicatessen, coffee shops, bakery and off licence with post office plus Tesco Express just around the corner. Bus route 162 runs along Wickham Road for Bromley, Chislehurst and Beckenham High Street. Kelsey Park provides an attractive walk to Beckenham High Street, about three quarters of a mile away and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



### Second Floor

#### Entrance Hall

2.65m x 0.91m (8' 8" x 3' 0") entryphone and intercom with emergency pull cord, large cupboard with slatted shelves beneath water cylinder plus further storage space and fuse box

#### Living Room

5.3m x 3.15m (17' 5" x 10' 4") Dimplex night storage heater, ornamental fireplace and surround, emergency pull cord, double glazed tilt and turn window to front, archway to

#### Kitchen

2.21m x 1.64m (7' 3" x 5' 5") refurbished with wood fronted base cupboards and drawers, matching eye level units, wood effect work surface with stainless steel sink and drainer having mixer tap, concealed extractor hood above 4-ring Cata electric hob with tiled splashback and Blomberg electric oven beneath, space for undercounter fridge

#### Bedroom

4.29m x 2.65m (14' 1" x 8' 8") plus built in double wardrobe with mirror fronted folding doors, Dimplex night storage heater, emergency pull cord, double glazed tilt and turn window to front

#### Re-Appointed Shower Room

2.04m x 1.66m (6' 8" x 5' 5") large shower cubicle with glazed sliding door, Mira electric shower, white low level wc and pedestal wash basin, fully tiled walls, emergency pull cord, extractor fan (not on), wall light point

### Facilities

#### Park Court

has a part time development Manager, spacious residents' lounge and laundry room situated on the ground floor as well as a guest suite with twin beds and shower room available at a nominal charge for residents' family or friends

### Outside

#### Communal Gardens

delightful rear garden is an attractive feature and to the front there is a tree-lined path to the main entrance with additional garden laid to lawn

#### Parking

with permits to the rear for both residents and visitors, approached via driveway beside the building

### Additional Information

#### Lease

125 years from 1 September 1987 - to be confirmed

#### Ground Rent

currently £494.74 - to be confirmed

#### Maintenance

£1,943.69 for 6 month period 1.3.25-31.8.25 - to be confirmed

#### Council Tax

London Borough of Bromley - Band C  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)