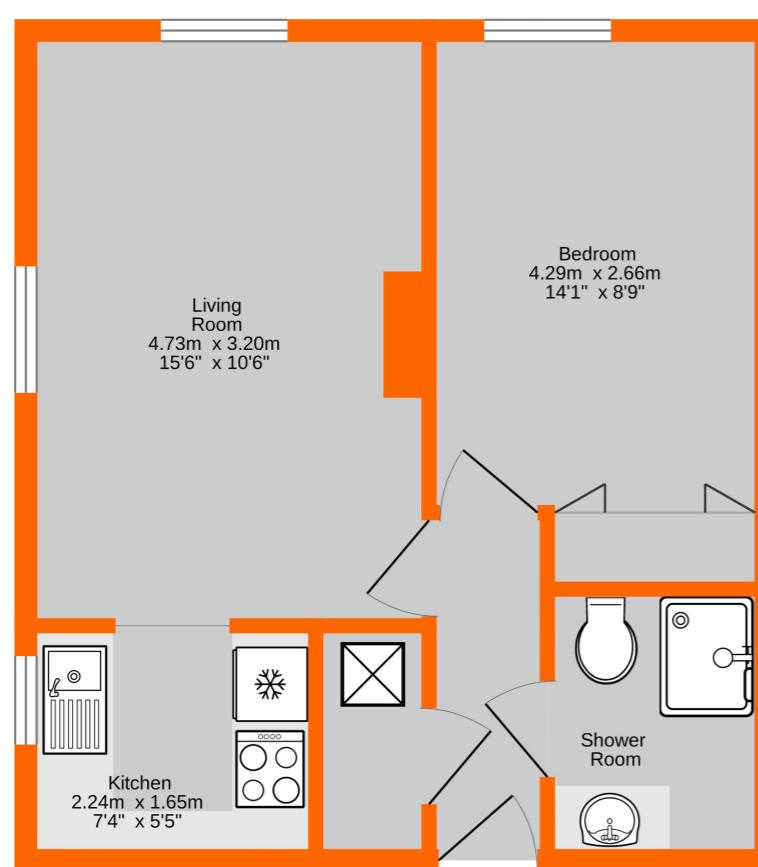


**Top Floor Flat**  
38.1 sq.m. (411 sq.ft.) approx.



**TOTAL FLOOR AREA : 38.1 sq.m. (411 sq.ft.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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 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)



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

**22 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN**  
**Offers Invited £150,000 Leasehold**

- Second floor age restricted retirement flat
- Near Park Langley shops and Kelsey Park
- Window adding natural light to kitchen
- Part time (afternoons) Development Manager
- Vendor has indicated OPEN to OFFERS
- Double aspect living room with views
- Bedroom with mirrored double wardrobe
- LIFT access and updated residents' lounge

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

**CHAIN FREE and OPEN TO OFFERS** - Second floor (top floor at this end of building) age restricted retirement flat (60+) with LIFT ACCESS, opposite entrance to Kelsey Park by the popular Park Langley shops on Wickham Road. Living room enjoys sunny double aspect with double glazed windows to south and west. Purchaser likely to update bathroom and kitchen but, unlike other properties, this kitchen has a window bringing extra natural light. Bedroom includes built-in double wardrobe and entrance hall has an entryphone/intercom for communication with the Development Manager (weekday afternoons) or emergency monitoring. Park Court has a good sense of community among the residents with a recently refurbished communal lounge and car park to rear.

### Location

Conveniently located for the Tesco Express by the Park Langley roundabout and popular shops on Wickham Road providing a chemist, newsagent, delicatessen, coffee shops, bakery and off licence with post office. 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 and The City as well as trams to Croydon and Wimbledon.



### Second/Top Floor (at end of building)

#### Entrance Hall

2.66m x 0.92m (8'9 x 3'0) plus built-in cupboard housing fuse box and hot water tank with immersion, Tunstall entryphone with intercom

#### Living Room

4.73m x 3.2m (15'6 x 10'6) attractive and bright room, mock fireplace with wood mantle and surround, Dimplex night storage heater, emergency pull cord, double glazed windows to side and front, archway to

#### Kitchen

2.24m x 1.65m (7'4 x 5'5) base cupboards and drawers with matching eye level units, work surfaces with inset stainless steel sink and drainer plus mixer tap, space for slot-in cooker and space for undercounter fridge and freezer, wall tiling, extractor fan, double glazed window to side

#### Bedroom

4.29m max to include wardrobes or 3.70m x 2.66m (14'1 or 12'2 x 8'9) built-in double wardrobe with mirror fronted folding doors, Dimplex electric heater, emergency pull cord, double glazed window to front

#### 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

to the rear (via permit) for both residents and visitors, approached via driveway beside the building

### Shower Room

2.07m x 1.65m (6'9 x 5'5) original suite modified with mobility access shower cubicle and fold down seat, low level wc, wash basin set into surface with cupboard beneath, tiled walls, Dimplex electric fan heater, extractor fan, electric heated towel rail, emergency pull cord

### Facilities

#### Park Court

has a Development Manager on site five afternoons a week (sharing her time each day with the block opposite). There is a spacious residents' lounge that has recently been updated with new furniture and there is also a 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

to the rear (via permit) for both residents and visitors, approached via driveway beside the building

### Additional Information

#### Lease

125 years from 1 September 1987

#### Ground Rent

£439.76 for year paid to E&M - Invoice provided showing £219.88 for half year 1 Sept 23 to 29 Feb 24

#### Maintenance

Circa £2,566 for year paid to FirstPort - Invoice provided showing £1,282.90 for half year from 1 March to 31 August 2024

#### 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 - 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)

#### Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts