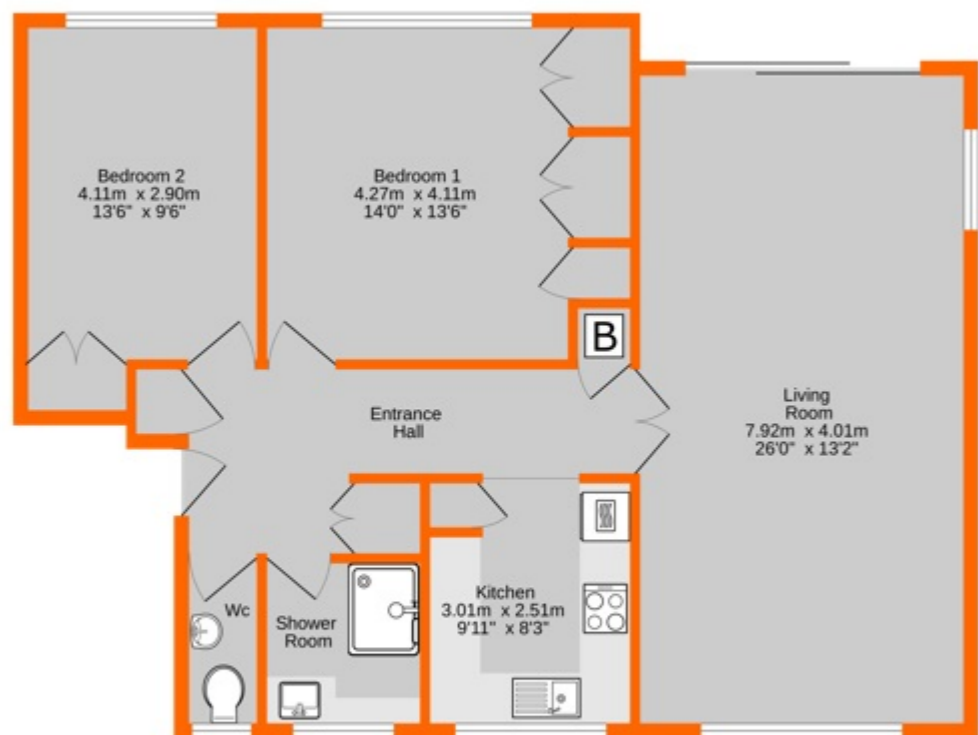


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		57	69
		EU Directive 2002/91/EC	

**Ground Floor Flat**  
 87.1 sq.m. (937 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metreage (2025)

**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)



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

1 Parkfarm Court, 82 Wickham Road, Beckenham BR3 6QH

**£450,000 Share of Freehold**

- Sought after location backing Kelsey Park
- Sunny west facing terrace to rear
- Spacious living room plus separate kitchen
- Offered to the market 'Chain Free'
- Ground floor two double bedroom flat
- Shower room and separate wc off hall
- Garage en-bloc and visitor parking
- Close to shops at Chinese roundabout

## 1 Parkfarm Court, 82 Wickham Road, Beckenham BR3 6QH

Offered to the market Chain Free, this two double bedroom flat has been recently redecorated and recarpeted, creating an excellent first impression. The spacious living room is a particular highlight, featuring central double door access from the entrance hall and benefiting from a triple aspect, including views towards the westerly facing terrace. The accommodation is further complemented by a fitted kitchen, a modern shower room, and a separate WC. Ideally located close to a range of everyday conveniences, this ground floor flat enjoys a private terrace leading directly onto the sunny rear communal gardens. The property is just a short distance from the local shops by the Chinese Roundabout, excellent bus routes, and the beautiful Kelsey Park. Additional benefits include a Share of Freehold, visitor parking, and a garage located to the rear of the communal gardens.

### Location

In an excellent position next door to the main entrance to Kelsey Park, opposite Tudor Road, with paths through the park to the beautiful lake and Beckenham High Street, about three quarters of a mile away. Very convenient for the popular local shops on Wickham Road by the Park Langley roundabout providing a chemist, newsagent, delicatessen and coffee shop, wine merchant with post office, baker and Tesco Express just around the corner. Bus services run along Wickham Road for Beckenham and Bromley Town Centre. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

5.49m max x 2.47m max (18' 0" x 8' 1") plus cupboard concealing Johnson & Starley gas fired unit for warm air central heating, large double cupboard with slatted shelves having high level cupboard above, coat cupboard, entryphone

#### Shower Room

1.86m x 1.80m (6' 1" x 5' 11") tiled shower with glazed screens, wall tiling above wash basin with mixer tap having cupboard beneath, tiled floor, heated towel rail, double glazed window to front

#### Separate WC

1.86m x 0.97m (6' 1" x 3' 2") white low level wc, wash basin with mixer tap, wall tiling, tiled floor, double glazed window to front

#### Bedroom 1

4.27m max x 4.11m (14' 0" x 13' 6") includes range of built in wardrobes to one wall with high level cupboards above, double glazed window to rear overlooking attractive communal gardens

#### Bedroom 2

4.11m x 2.98m (13' 6" x 9' 9") plus built in double wardrobe with high level cupboard above, double glazed window to rear

### Kitchen

3.01m x 2.51m (9' 11" x 8' 3") base cupboards and drawers beneath work surfaces plus space for fridge, freezer and washing machine, inset single drainer stainless steel sink with mixer tap, pull out cooker hood above Neff 4-ring ceramic hob, built in Bosch electric oven with cupboards above and below, wall tiling, eye level cupboards, full height cupboard, double glazed window to front

### Living Room

7.92m x 4.01m (26' 0" x 13' 2") wonderfully spacious through room with arched display recesses, large double glazed window to front plus further double glazed window to side and double glazed patio doors to private terrace

### Private Terrace

enjoys the best of the afternoon sunshine with westerly aspect leading to communal grounds

### Outside

#### Communal Gardens

to front and rear with rear gardens laid to lawn having borders with driveway and garages beyond, further lawned areas to front plus parking spaces

### Garage

to rear

### Additional Information

#### Lease

999 years from 25 December 1986 with Share of Freehold - to be confirmed

#### Maintenance

£750 for the period covering 1 January to 31 March 2026 (£3,000 per annum) paid to Park Farm Residents Management Limited - to be confirmed

#### Council Tax

London Borough of Bromley - Band D  
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)

#### Agents Note

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

