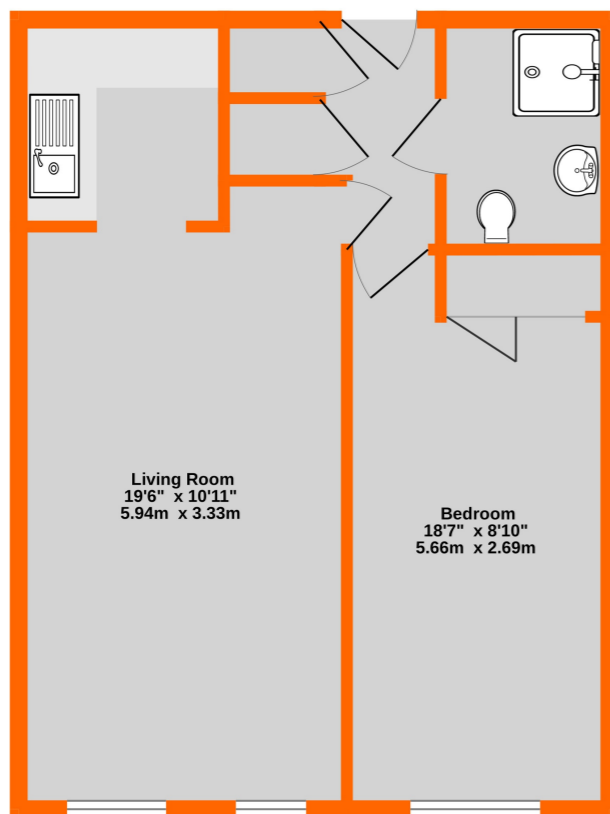


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 526 sq.ft. (48.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.
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Viewing by appointment with our Park Langley Office - 020 8658 5588

11 Parkview Lodge, 84 Wickham Road, Beckenham, Kent BR3 6QH

£199,950 Leasehold

- Sought after age-restricted development
- Modernity kitchen open to living room
- Double bedroom with wardrobe
- Near shops at Park Langley roundabout
- Larger design, updated throughout
- Re-appointed shower room
- Communal gardens backing Kelsey Park
- Lift access and communal facilities

11 Parkview Lodge, 84 Wickham Road, Beckenham, Kent BR3 6QH

Larger design second floor age-restricted retirement flat (for those eligible to receive state retirement pension) in sought after location on the same side of the road as the popular shops on Wickham Road by the Park Langley roundabout. Recently updated and improved to include new consumer unit with trip fuses for electrics, updated Ariston water heater freeing up storage space within second large cupboard to hall and updated electric radiators. The spacious living room has double glazed windows to the front and is open to a comparatively good size kitchen which has been re-appointed to include an Induction hob. The bathroom has been refitted as a shower room and the generous bedroom has a large built-in double wardrobe with mirrored folding doors. Emergency pull cords in all main rooms plus warden intercom and entryphone. The communal lounge on the ground floor has a door to the attractive gardens with gate to Kelsey Park at rear, parking to front and guest suite for use of visitors. This property has the advantage of an extended lease and the block has a lift service for each access to upper floors.

Location

In a desirable location, Parkview Lodge is on Wickham Road near the popular shops by the Park Langley roundabout providing pharmacy, newsagent, delicatessen, coffee shop, beauty salon, off licence with Post Office and bakers plus Tesco Express just around the corner. There is an entrance to the beautiful Kelsey Park next to Parkview Lodge, as well as a gate from the communal gardens into the park, providing a delightful walk to Beckenham High Street and bus route 162 runs along Wickham Road for easy access to local town centres. From Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



Second Floor

Entrance Hall

3.22m x 1.22m (10' 7" x 4' 0") plus deep cupboard with coat hanging rail having shelves above plus updated consumer unit with trip fuses for electrics, further large cupboard now housing Ariston hot water heater at high level creating considerable additional storage space, electric radiator

Bedroom

5.66m max to include wardrobes or 4.95m x 2.68m (18' 7" or 16' 3" x 8' 10") large double wardrobe with mirrored folding doors, replacement electric radiator, emergency pull cord, double glazed window to front

Bathroom

2.34m x 1.69m (7' 8" x 5' 7") recently updated and now appointed as shower room with large walk-in shower having Bristan shower unit, wash basin with mixer tap having cupboard beneath and white low level wc, tiled walls, electric heated towel rail, mirror above basin, emergency pull cord

Living Room

5.95m x 3.33m (19' 6" x 10' 11") replacement electric radiator, double glazed windows to front, warden intercom with emergency pull cord plus entryphone, open plan to

Kitchen

2.09m x 2.08m (6' 10" x 6' 10") re-appointed to include base cupboards and drawers beneath L-shaped work surface, inset single drainer stainless steel sink with mixer tap, Siemens touch control half width Induction hob, space for fridge/freezer, wall tiling above work surfaces plus eye level cupboards, additional cupboard beneath work surface extending into living room with shelves beneath to far side

Communal Facilities

Parkview Lodge

has a residents' lounge which has been re-appointed and updated in recent years plus laundry room with washing machines and tumble dryers, lift to all floors, attractive garden with gate to Kelsey Park and guest suite available at a nominal charge

Additional Information

Lease

extended to 139 years from June 1987 - to be confirmed

Ground Rent

£225 per annum - to be confirmed

Maintenance

£4,725 for the current year - to be confirmed

Council Tax

London Borough of Bromley band C

Agents Note

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

