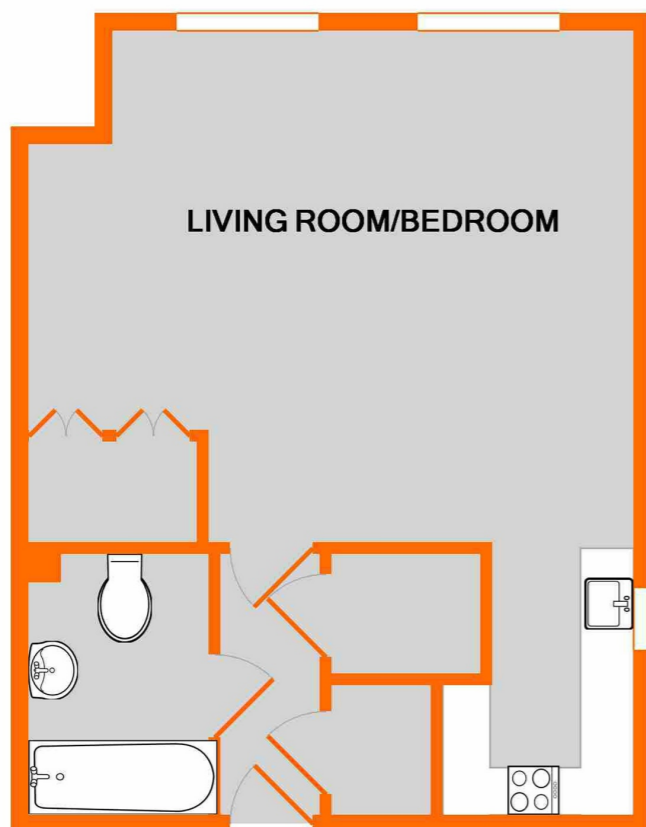


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	80	82
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 376 SQ.FT. (35.0 SQ.M.)

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. 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

20 Parkview Lodge, 84 Wickham Road, Beckenham, BR3 6QH

£100,000 Leasehold

- Great location backing onto Kelsey Park
- Top floor age restricted studio flat
- Attractive views from living room and kitchen
- Living room with wardrobe to bedroom area
- Near Park Langley shops and Tescos
- LIFT service and updated communal lounge
- Well appointed bathroom with shower bath
- House Manager on site at specified times

20 Parkview Lodge, 84 Wickham Road, Beckenham BR3 6QH

First class location backing onto KELSEY PARK - Top floor age restricted retirement flat for residents of an age to claim State Retirement Pension. Near Park Langley shops on Wickham Road and new Tesco Express. LIFT FACILITY to upper floors and upgrades to the development in recent years include replacement double glazing, new kitchen for the updated residents' lounge with new furniture. Communal lounge has door to sunny garden with west facing terrace. The flat itself enjoys delightful views from the sitting room to Kelsey Park and the kitchen has a window above the sink, again with an attractive outlook. Living room includes bedroom area to one side with built-in double wardrobe and bathroom has been re-appointed with large shower bath having shower and hinged screens over.

Location

In a first class location, Parkview Lodge is the first block of flats on Wickham Road after the popular shops by the Park Langley roundabout and the entrance to Kelsey Park. The parade of shops on Wickham Road provides a chemist, newsagent, French delicatessen, Daisy Grey coffee shop, wine merchant with post office, excellent estate agents and Sponge Kitchen bakers plus Tesco Express just around the corner on Stone Park Avenue. Bus route 162 runs along Wickham Road for Beckenham, Bromley and Chislehurst. Beckenham High Street is approximately 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.



Top Floor

Entrance Hall

2.18m x 1.22m (7'2 x 4'0) plus large built-in storage cupboard with trip fuses and airing cupboard with slatted shelf above insulated hot water cylinder having cold water tank above, Creda storage heater, engineered wood flooring, entryphone and intercom with emergency pull cord

Living Room

5.4m x 4.45m (17'9 x 14'7) arranged to provide two areas, as follows

~ SITTING ROOM

4.45m x 3.76m (14'7 x 12'4) having Creda storage heater, emergency pull cord by opening to kitchen, pair of double glazed windows to rear enjoying attractive views over gardens with Kelsey Park beyond, engineered wood flooring extending to

~ Bedroom Area

4.20m x 1.65m (13'9 x 5'5) to include space currently having desk and large built-in double wardrobe with mirrored folding doors, emergency pull cord

Kitchen

4.65m x 1.91m max (15'3 x 6'3) range of base cupboards and drawers beneath work surfaces, wall tiling, Belfast sink with mixer tap beneath double glazed window to side with views over garden of neighbouring flats and beyond, cooker hood above AEG ceramic hob, fridge/freezer

Bathroom

2.34m x 1.68m (7'8 x 5'6) appointed with large shower bath having Triton shower unit and two part hinged screens over, pedestal wash basin with mixer tap having double cupboard beneath, low level wc, tiled walls with mirror and wall light above basin, heated towel rail, emergency pull cord, extractor fan

Outside

Communal Gardens

backing onto Kelsey Park, laid to lawn and neatly maintained with door from communal lounge to terrace enjoying sunny westerly aspect

Communal Facilities

Parkview Lodge

has a residents' lounge, laundry room with washing machines and tumble dryers, lift to all floors, attractive garden and a guest suite available at a nominal charge

Additional Information

Lease

99 years from June 1987 - to be confirmed

Ground Rent

currently £195 per annum increasing by £65 every 25 years with next increase due in 2037 - to be confirmed

Maintenance

circa £3,732 for the current year - Details to be confirmed

Council Tax

London Borough of Bromley band B

Agents Note

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