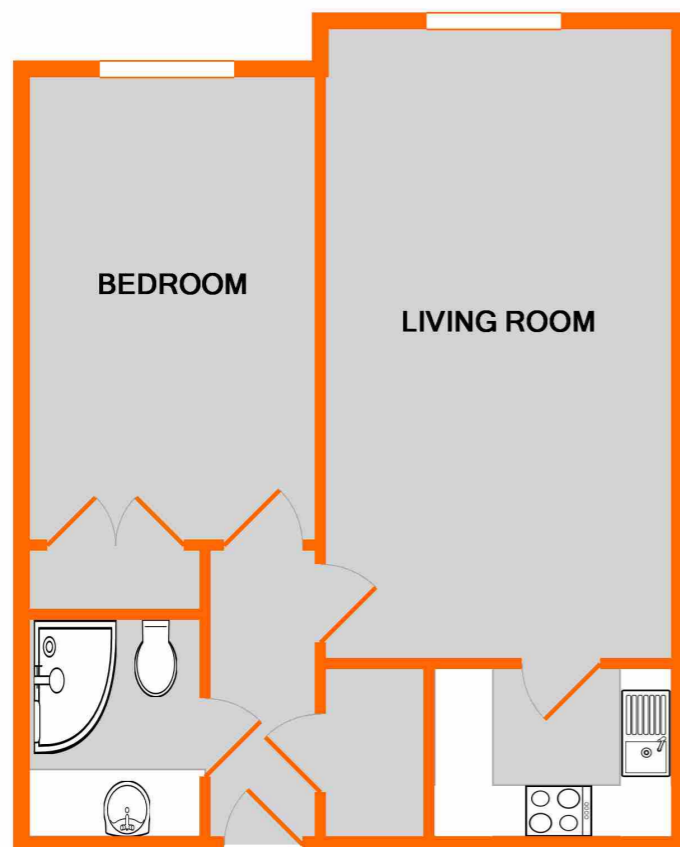


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	83
England, Scotland & Wales		EU Directive 2002/91/EC	



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

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

£195,000 Leasehold

- Popular age restricted development
- Opposite Kelsey Park and shops
- Double bedroom with wardrobe
- Living room open to kitchen
- First floor flat with lift
- Easy access to bus routes
- Re-appointed shower room
- Communal facilities and gardens

TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and MAP Limited 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 Rent4sure Limited 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



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

Park Court is known to be one of the more popular blocks of flats with age-restricted accommodation, providing as much in the way of facilities as it does convenience of location to local amenities. This first floor flat has rear facing views over the beautiful communal gardens and has been modernised beyond the original 1987 fitting, offering a neutral remodelled kitchen off the reception room, and a shower room with white suite. The block benefits from a lift service, communal living room, laundry room, development manager and ample parking beside the gardens to the rear.

Location

The popular shops on the opposite side of Wickham Road provide a chemist, newsagent, French delicatessen, Daisy Grey coffee shop, wine merchant with post office and Sponge Kitchen bakers plus Tesco Express just around the corner on Stone Park Avenue. Opposite this development is an entrance to Kelsey Park providing an attractive walk to Beckenham High Street about three quarters of a mile away. Bus route 162 runs along Wickham Road for Beckenham and Bromley. From Beckenham Junction there are trains to Victoria and the City as well as trams to Croydon and Wimbledon.



First Floor

Entrance Hall

entryphone intercom, emergency pull cord, large cupboard housing water tank with shelving and consumer unit

Living Room

5.74m x 3.20m (18' 10" x 10' 6") Economy 7 night storage heater, mock fireplace with ornate mantle and surround, wall light points, doorway to kitchen, emergency pull cord, double glazed window to rear

Kitchen

2.24m x 1.63m (7' 4" x 5' 4") base cupboards and drawers with matching eye level units and glazed fronted display cabinets, work surface, stainless steel sink and drainer with mixer tap, integrated 4-ring electric hob with electric oven beneath, space for fridge/freezer, wall tiling, extractor fan

Bedroom

4.27m x 2.67m (14' x 8' 9") emergency pull cord, wall light points, built-in double wardrobe, night storage heater, double glazed window to rear



Shower Room

2.06m x 1.65m (6' 9" x 5' 5") large shower cubicle with electric Aqualisa shower, glazed curved sliding doors, low level wc, wash basin recessed onto surface with cupboards and drawers beneath, fully tiled walls, extractor fan, chrome electric heated towel rail and emergency pull cord, wall mounted Dimplex electric heater

Communal Facilities

Park Court

has a 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

Parking

for residents and visitors to the rear approached via driveway beside the building

Communal Gardens

attractive and well maintained areas of garden to both the front and rear of the property with tree-lined path to the main entrance



Additional Information

Lease

125 years from September 1987 - to be confirmed

Ground Rent

£494 per annum - to be confirmed

Maintenance

£3994 per annum - 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