



## 3 Parklands, 53 Wickham Road, Beckenham BR3 6QJ

In a wonderful position near Kelsey Park and popular Park Langley shops - Ground floor flat with generous living room having double glazed patio door to PRIVATE BALCONY/TERRACE with gate to secluded communal gardens at rear of block. Kitchen/breakfast room with defined dining area and two good size bedrooms with very spacious main bedroom having fitted wardrobes. Bathroom has been updated as a shower room and there is also second/separate wc. Garage to rear approached via driveway beside building. With some scope for updating, this delightful property is great for buyers looking for access to OUTSIDE SPACE and rooms of good proportions in a prime location with bus routes running along the road to Beckenham and Bromley.

### Location

This is a prime location only a couple of hundred yards from the popular parade of shops on Wickham Road by the Park Langley roundabout. Entrances to Kelsey Park with its beautiful lake will be found on the other side of Wickham Road. Walking through Kelsey Park provides an alternative route to Beckenham High Street, approximately three quarters of a mile away with Beckenham Junction station (trains to Victoria and at peak times The City plus trams to Croydon and Wimbledon) a short distance beyond. Bus routes run along Wickham Road to Beckenham, Bromley and Chislehurst



### Ground Floor

#### Entrance Hall

4.76m max x 2.7m max (15'7 x 8'10) measured to arched opening leading to kitchen/breakfast room, includes large coat cupboard with mirrored sliding doors, entryphone

#### Kitchen/Breakfast Room

4.95m x 2.67m (16'3 x 8'9) plus area by archway from hall, defined BREAKFAST AREA providing space for table, radiator, base cupboards to match kitchen beneath window to side with double glazing, KITCHEN with base cupboards and drawers beneath work surfaces plus space washing machine, inset stainless steel sink unit with mixer tap and single drainer, space for slot in cooker, wall tiling, eye level cupboards, Baxi wall mounted gas boiler, space for upright fridge/freezer, double glazed windows to rear overlooking garden

#### Sitting Room

4.39m x 4.32m (14'5 x 14'2) good size room, two radiators, double glazed sliding patio door to PRIVATE BALCONY/TERRACE

#### Balcony/Terrace

4.3m x 1.13m (14'1 x 3'8) decked floor, outside light, balustrade with gate giving DIRECT ACCESS to secluded area of communal gardens at rear of building

### Bedroom 1

4.29m max x 3.5m (14'1 x 11'6) includes built in wardrobes with cupboard above, radiator beneath window to side with double glazing

### Bedroom 2

4.31m x 2.41m (14'2 x 7'11) radiator, window to side with double glazing

### Bathroom

2.29m x 1.71m (7'6 x 5'7) now appointed as shower room with large shower cubicle having glazed screens and sliding door, recessed wash basin with mixer tap having cupboard and drawers beneath, white low level wc with concealed cistern, radiator, wall tiling

### Second/Separate WC

low level suite, wash basin, wall tiling

### Outside

### Garage

with up and over door, approached via driveway beside the building

### Communal Gardens

to front and rear with secluded ara to rear enjoyed by this flat laid to lawn with established trees, shrubs and hedge screening the parking and garages beyond

### Additional Information

#### Lease

999 years from 1 January 2010 with SHARE OF FREEHOLD

#### Maintenance

£300 per quarter so £1,200 per annum, paid to Parklands (Beckenham) Residents Ltd

#### Agents Note

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

#### Council Tax

London Borough of Bromley - Band E  
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)  
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