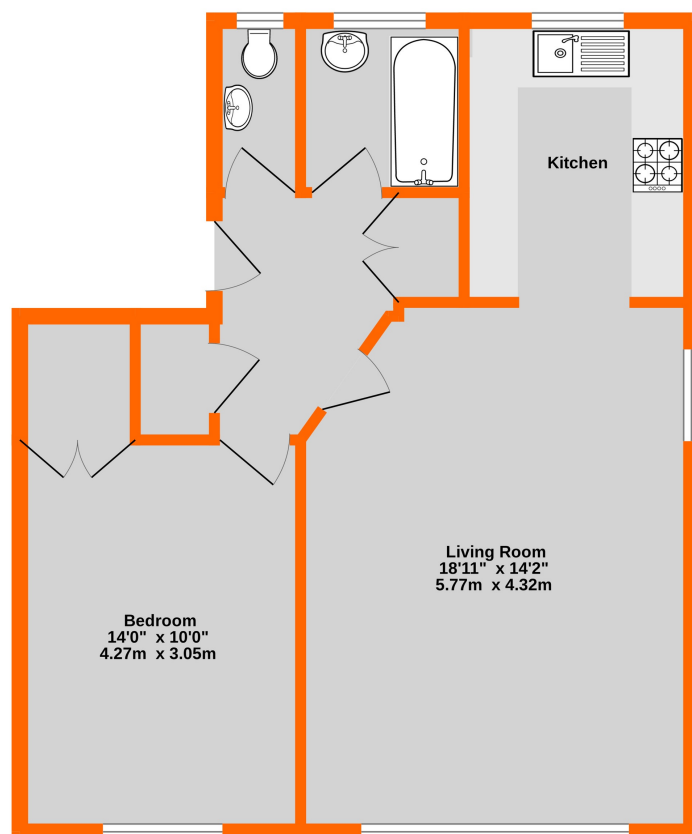


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

THIRD/TOP FLOOR  
 623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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

8 Parkfarm Court, 82 Wickham Road, Beckenham, Kent BR3 6QH

**£250,000 Share of Freehold**

- One bedroom top floor flat
- Stunning views towards Kelsey Park
- Double bedroom with wardrobe
- Garage and communal gardens
- Near popular Park Langley shops
- Sunny west facing living room
- Bathroom and separate wc
- Offered to the market 'Chain Free'



## 8 Parkfarm Court, 82 Wickham Road, Beckenham, Kent BR3 6QH

VACANT and CHAIN FREE with delightful views towards KELSEY PARK. Top floor one bedroom flat of generous proportion that has some improvements made over recent years to include a combination boiler for central heating and replacement double glazing. Whilst the kitchen has been re-appointed, it still needs attention and the bathroom plus separate wc both have white suites. A lovely feature of the flat is the exposed parquet wood block flooring plus the triple aspect gives plenty of natural light. Outside there is use of the communal gardens with driveway to the side of the property leading to a GARAGE en-bloc. Good opportunity to purchase a flat in a great location, near the popular shops by the Park Langley roundabout for occupation or investment.

### 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 to 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, French delicatessen and coffee shop, wine merchant with post office, convenience store and baker. 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.



### Third Floor

#### Entrance Hall

2.64m max x 2.07m max (8' 8" x 6' 9") plus double cupboard housing Baxi combination boiler for central heating and plumbing for washing machine, further coat cupboard with locker cupboard above, entryphone handset, parquet wood block flooring, radiator

#### Living Room

5.76m x 4.32m (18' 11" x 14' 2") parquet wood block flooring, two radiators, double glazed window to side and large double glazed window to rear overlooking Kelsey Park with westerly aspect, double doorway opening to

#### Kitchen

3.08m x 2.47m (10' 1" x 8' 1") gloss fronted base cupboards and drawers plus eye level units, wood finish floor, wood effect work surfaces with inset stainless steel sink and drainer with mixer tap, 5-ring stainless steel CDA gas hob and matching eye level CDA electric oven, space for slimline dishwasher, space for upright fridge/freezer beside heated towel rail, wall tiling, downlights, double glazed window to front

#### Bedroom

4.26m x 3.05m (14' 0" x 10' 0") plus built-in double wardrobe with locker cupboard above, radiator, double glazed window to rear

#### Bathroom

1.88m x 1.78m (6' 2" x 5' 10") white panelled bath having mixer tap and separate Bristan shower over, wash basin, wall and floor tiling, radiator, shaver point, downlights, double glazed window to front

#### Separate WC

white low level wc, wall mounted wash basin with tiled splashback, matching floor tiling, radiator, downlights, double glazed window to front

### Outside

#### Communal Gardens

to the rear mainly laid to lawn, with trees and shrubs to borders. Front garden laid to lawn with paths, visitor parking and driveway beside building to garages at rear

#### Garage

en-bloc to rear with up and over door, visitor parking to front - furthest on left (no.8)

### Additional Information

#### Lease

999 years from 8 September 1989 with Share of Freehold - to be confirmed

#### Maintenance

currently £750 per quarter - to be confirmed

#### Council Tax

London Borough of Bromley Band D

#### Agents Note

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