

18, Kelsey Park Mansions, 78 Wickham Road, Beckenham BR3 6QH

Impressive penthouse apartment in prestigious age exclusive development (55 plus) with 10.17m max x 5.23m max (33'4 x 17'2) living room having two sets of double doors with Juliet balconies overlooking beautiful communal grounds backing onto Kelsey Park. With lift access from the basement car park (two spaces), this impressive apartment is accessed via double doors opening to the delightful entrance hall with wood strip flooring that continues throughout much of the property. Large well appointed kitchen/breakfast room with ample space for table having double doors to living room. Main bedroom with ample storage and generous en suite bathroom including large shower cubicle. Further wardrobes to second double bedrooms plus immaculately presented second bathroom off entrance hall. The wonderfully spacious accommodation enjoys plenty of natural light enhanced by double glazed roof lanterns to the entrance hall and living room. Please contact our PARK LANGLEY OFFICE to arrange a viewing.

Location

In an excellent position beside an entrance to Kelsey Park with pathways to the beautiful lake and leading through the park to Beckenham High Street (about three quarters of a mile away). Popular local shops are only a few hundred yards away at the end of the road, by the Park Langley roundabout, with a Tesco Express just around the corner. Bus services run along Wickham Road to Beckenham, including Beckenham Junction station, and Bromley Town Centre. For easy access to central London, from Beckenham Junction there are trains to Victoria and The City as well as tram services to Croydon and Wimbledon.



Top/Third Floor

Entrance Hall

7.54m max x 3.97m max (24' 9" x 13' 0") plus double airing cupboard with insulated hot water cylinder, water softener and cold water tank, double cupboard plus shallow double cupboard by entrance, radiator, entryphone, attractive wood strip flooring, double glazed roof lantern providing plenty of natural light

Magnificent Living Room

10.17m max x 5.23m max (33' 4" x 17' 2") spacious sitting area with double doors from hall, radiator, two sets of double glazed doors with Juliet balconies to rear overlooking communal gardens, wood strip flooring extending to DINING AREA by double doors to kitchen, radiator, double glazed roof lantern

Spacious Kitchen/Breakfast Room

5.61m x 4.43m (18' 5" x 14' 6") well appointed with base cupboards and drawers including deep pan drawers plus Bosch integrated dishwasher, washing machine and fridge beneath granite work surfaces, 1½ bowl stainless steel sinks with waste disposal and mixer tap, built in electric oven and microwave having integrated upright fridge/freezer to one side, stainless steel cooker hood above Bosch 5-burner gas hob, wall tiling, eye level cupboards, tiled floor extending to BREAKFAST AREA with ample space for table, radiator, pair of double glazed Velux windows to sides with fitted blinds

Bedroom 1

5.77m max x 3.02m max (18' 11" x 9' 11") large single and deep double built in wardrobes, shelved double cupboard, wood strip flooring, radiator, double glazed window to front

En Suite Bathroom

3.24m max x 2.67m max (10' 8" x 8' 9") neatly presented with white panelled bath having mixer tap and shower attachment, low level wc, wash basin with mixer tap, large tiled shower cubicle with hinged doors, tiled walls, built in cupboard, heated towel rail, shaver point, double glazed Velux window with fitted blind

Bedroom 2

4.81m max x 3.52m max (15' 9" x 11' 7") plus area by door, includes pair of built in double wardrobes, wood strip flooring, radiator, double glazed window to front

Second Bathroom

2.32m x 1.68m (7' 7" x 5' 6") plus area by door, immaculately presented with white panelled bath having mixer tap and shower attachment, low level wc, wash basin with mixer tap, tiled walls, large mirror and shaver point above basin, radiator, tiled floor

Outside

Parking

gated entrance to underground car park, then turn right to last TWO SPACES on right 4.85m or 5.36m max x 4.85m overall (15'11 or 17'7 x 15'11) on right hand side, (numbered in accordance with flat. VISITOR PARKING to front of building

Storage

to rear of parking there is a locked storage room and this flat has a double storage locker to the middle of the room on the far side

Communal Gardens

backing onto Kelsey Park laid to lawn with pathways, attractive borders, established shrubs and trees

Additional Information

Lease

999 years from 1 January 2008 - to be confirmed

Maintenance

circa £3,927 for the current year - to be confirmed

Council Tax

London Borough of Bromley - Band G
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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