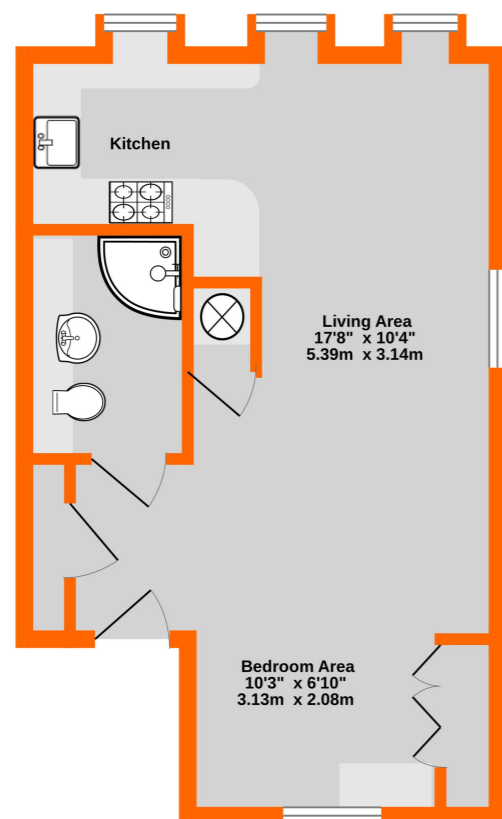


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	80
		EU Directive 2002/91/EC	

SECOND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 379sq.ft. (35.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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

12 Parkview Lodge 84 Wickham Road, Beckenham, Kent, BR3 6QH

£125,000 Leasehold

- Second floor age restricted retirement flat
- Gated access to Kelsey Park
- Modern kitchen with gloss fronted units
- Updated communal lounge/kitchen
- Well presented throughout
- Delightful living/bedroom area
- Re-appointed shower room
- Lift access and communal facilities

12 Parkview Lodge 84 Wickham Road, Beckenham, Kent BR3 6QH

A retirement flat positioned on the second floor which benefits from a triple aspect. This open plan layout has been cleverly designed by the current owner creating a living space beside the modern fitted kitchen, with integrated appliances and a bedroom area with bespoke fitted wardrobes, and a window which overlooks the stunning Kelsey Park. The bathroom has been re-appointed to now provide a shower cubicle instead and fitted storage surrounding the white wc and basin. Further modern fittings include electric heaters and replacement double glazing. Communal benefits include a development manager, refurbished living room, guest suite and laundry room, with beautifully kept gardens having gated access into Kelsey Park.

Location

In a desirable location, Parkview Lodge is on Wickham Road near the popular shops by the Park Langley roundabout providing pharmacy, newsagent, delicatessen, coffee shop, beauty salon, off licence with Post Office and bakers plus Tesco Express just around the corner. There is an entrance to the beautiful Kelsey Park next to Parkview Lodge, as well as a gate from the communal gardens into the park, providing a delightful walk to Beckenham High Street and bus route 162 runs along Wickham Road for easy access to local town centres. From Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



Second Floor

Entrance Hall

1.85m x 1.72m max (6' 1" x 5' 8") to include built-in coat cupboard, electric upright radiator, opening to

Living Room

5.39m x 3.14m max (17' 8" x 10' 4") includes airing cupboard housing Megaflo pressurised hot water cylinder, entryphone beside intercom with emergency pull cord, electric radiator, double glazed replacement windows to side and front, open plan to

L-Shaped Kitchen

2.74m max x 2.63m max (9' 0" x 8' 8") beautifully appointed with cream gloss fronted units providing excellent storage including display shelving and wine rack, quartz work surface, inset stainless steel 1½ sink with mixer tap, inset 4-ring Electrolux ceramic hob with stainless steel Electrolux extractor hood above and electric AEG oven beneath, integrated fridge and slimline dishwasher, wall tiling, downlights, emergency pull cord, double glazed windows to front

Bedroom Area

3.13m max x 2.08m (10' 3" x 6' 10") accessed via large opening from living room, providing bespoke fitted double and single wardrobes providing drawer and hanging with internal sensor lighting, base drawers beneath window seat and space for bed, double glazed window with views over Kelsey Park and communal gardens

Shower Room

2.34m x 1.67m (7' 8" x 5' 6") white corner shower cubicle having curved glazed doors, electric Triton shower, unit to one wall providing extensive storage with drawers and cupboards incorporating low level wc with concealed cistern and wash basin with mixer tap, fully tiled walls and ceramic floor tiling, wall mounted LED backed mirror, downlights, chrome electric heated towel rail, emergency pull cord, extractor fan

Communal Facilities

Parkview Lodge

has a residents' lounge which has been re-appointed and updated in recent years plus laundry room with washing machines and tumble dryers, lift to all floors, attractive garden with gate to Kelsey Park and guest suite available at a nominal charge

Additional Information

Lease

139 years remaining from June 1987 - to be confirmed

Ground Rent

to be confirmed

Maintenance

currently £400pcm - 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