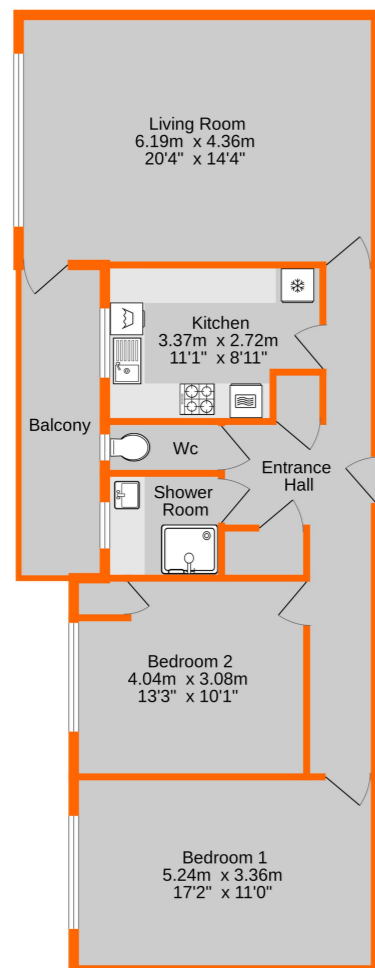


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat  
 86.2 sq.m. (928 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (928 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

## 5 Andrew Court, 68 Wickham Road, Beckenham, Kent BR3 6RG £425,000 Share of Freehold

- First floor flat available Chain Free
- Near Park Langley shops and bus routes
- Impressive living room and BALCONY
- Particularly spacious accommodation
- Sought after block close to Kelsey Park
- Long lease and Share of Freehold
- Shower room and separate wc off hall
- Lift access, garage and store room

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 fee free mortgage advice and may also recommend firms of Solicitors and 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 a 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](http://www.proctors.london)



## 5 Andrew Court, 68 Wickham Road, Beckenham, Kent BR3 6RG

Particularly spacious first floor flat with lift access, available Chain Free, in great location near Kelsey Park. The property has large double glazed windows providing plenty of natural light to all rooms including the shower room and separate wc. Both bedrooms are good size double rooms situated at the far end of the hall. The generous entrance hall has two large cupboards and the spacious living room has ample space for a dining table and a door out to the BALCONY. The property offers some scope for updating, including the fitted kitchen, but there is central heating with a modern Worcester gas fired boiler and a further advantage is the garage with electric up and over door having storage room to the rear providing useful extra space.

### 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 will also be found on Wickham Road and walking through Kelsey Park, passing the lake, provides an alternative route to Beckenham High Street, approximately three quarters of a mile away. From Beckenham Junction Station there are trains to Victoria and The City plus trams to Croydon and Wimbledon. Bus route 162 runs along Wickham Road from Beckenham, Bromley, Chislehurst and Eltham with a bus stop immediately outside Andrew Court.



### First Floor

#### Entrance Hall

8.91m x 2.57m max (29' 3" x 8' 5") two radiators, video entryphone, linen cupboard with radiator and deep storage cupboard having cupboards above

#### Living Room

6.19m x 4.36m (20' 4" x 14' 4") provides ample space for dining table, two radiators, large double glazed window to front and door to

#### Balcony

5.35m x 1.28m (17' 7" x 4' 2")

#### Kitchen

3.37m x 2.72m (11' 1" x 8' 11") base cupboards and drawers plus space for washing machine beneath wood effect work surfaces, inset single drainer stainless steel sink with mixer tap, cooker hood above Bosch 4-burner gas hob, built in Indesit electric double oven, tiled walls, eye level cupboards, space for upright fridge/freezer, tiled floor, double glazed window to front overlooking balcony

#### Bathroom

2.01m x 1.77m (6' 7" x 5' 10") now appointed as a shower room, shower cubicle with hinged door, wash basin with mixer tap set into full width surface with cupboard beneath, tiled walls, shaver point, mirror, heated towel rail incorporating radiator, tiled floor, double glazed window to front

#### Separate WC

white low level suite, tiled walls, tiled floor, double glazed window to front

#### Bedroom 1

5.24m x 3.36m (17' 2" x 11' 0") includes range of wardrobes to one wall, two radiators, double glazed window to front

#### Bedroom 2

4.04m x 3.08m (13' 3" x 10' 1") tall cupboard to one corner concealing modern Worcester wall mounted gas boiler, radiator beneath double glazed window to front



### Outside

#### Garage

6.3m x 2.59m (20' 8" x 8' 6") 1st garage to left of drive through beneath building with electric up and over door, light and power with electrics recently updated to include trip fuses, door to rear accessing store room

#### Store Room

2.13m x 1.83m (7' 0" x 6' 0") with light

#### Visitor Parking

to front of building

#### Communal Gardens

beautifully landscaped to rear

### Additional Information

#### Lease

999 years from 1988 with Share of Freehold

#### Maintenance

£2,160 from January 2025 - to be confirmed

#### Council Tax

London Borough of Bromley band E

#### Agents Note

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

