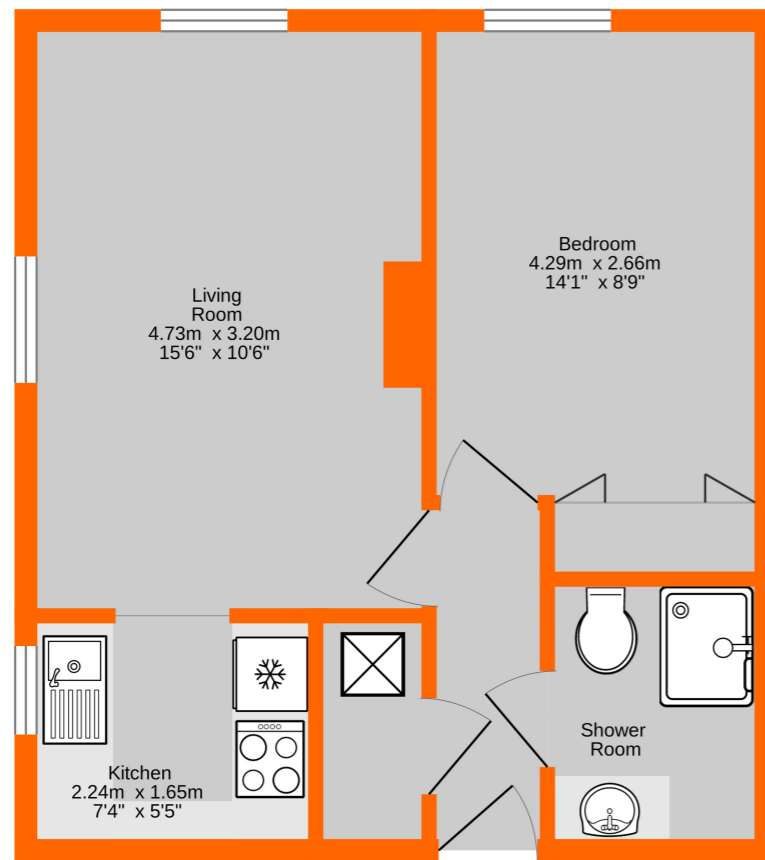


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Top Floor Flat
38.1 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA : 38.1 sq.m. (411 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for 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



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

22 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN
£170,000 Leasehold

- Near shops by Park Langley roundabout
- Development manager on site five mornings
- Double (south & west) aspect living room
- Bedroom with mirrored double wardrobe
- Second floor age restricted retirement flat
- LIFT access and updated residents' lounge
- Kitchen with double glazed south window
- Bathroom with shower off entrance hall

22 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN

With Kelsey Park and popular shops by the Park Langley roundabout very much "on the doorstep", this CHAIN FREE age restricted flat, for residents over 60, is on the second floor (no floor above at this end of building) with LIFT ACCESS. Positioned at the front of the block giving a sunny westerly aspect in the sitting room and bedroom but, unlike many, this property also has south facing double glazed windows in the living room and kitchen, providing plenty of natural light. The entrance hall has an entryphone/intercom for communication with the resident house manager (weekday mornings) or emergency monitoring. The flat is priced to reflect scope for updating as we expect buyers may wish to improve the kitchen and bathroom as well as redecorate, giving them the opportunity to make personal choices to their own tastes.

Location

Conveniently located for the Tesco Express by the Park Langley roundabout and popular shops on Wickham Road providing a chemist, newsagent, delicatessen, coffee shops, bakery and off licence with post office. Bus route 162 runs along Wickham Road for Bromley, Chislehurst and Beckenham High Street. Kelsey Park provides an attractive walk to Beckenham High Street, about three quarters of a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Second/Top Floor (at end of building)

Entrance Hall

2.66m x 0.92m (8'9 x 3'0) plus built-in cupboard housing fuse box and hot water tank with immersion, Tunstall entryphone with intercom

Living Room

4.73m x 3.2m (15'6 x 10'6) attractive and bright room, mock fireplace with wood mantle and surround, Dimplex night storage heater, emergency pull cord, double glazed windows to side and front, archway to

Kitchen

2.24m x 1.65m (7'4 x 5'5) base cupboards and drawers with matching eye level units, work surfaces with inset stainless steel sink and drainer plus mixer tap, slot-in cooker and space for undercounter fridge and freezer, wall tiling, extractor fan, double glazed window to side

Bedroom

4.29m max to include wardrobes or 3.70m x 2.66m (14'1 or 12'2 x 8'9) built-in double wardrobe with mirror fronted folding doors, Dimplex electric heater, emergency pull cord, double glazed window to front

Shower Room

2.07m x 1.65m (6'9 x 5'5) original suite modified with mobility access shower cubicle and fold down seat, low level wc, wash basin set into surface with cupboard beneath, tiled walls, Dimplex electric fan heater, extractor fan, electric heated towel rail, emergency pull cord

Facilities

Park Court

has a Development Manager on site five mornings a week, there is a spacious residents' lounge that has recently been updated with new furniture and laundry room situated on the ground floor as well as a guest suite with twin beds and shower room available at a nominal charge for residents' family or friends



Outside

Communal Gardens

delightful rear garden is an attractive feature and to the front there is a tree-lined path to the main entrance with additional garden laid to lawn

Parking

to the rear (via permit) for both residents and visitors, approached via driveway beside the building

Additional Information

Lease

to be confirmed

Ground Rent

to be confirmed

Maintenance

to be confirmed

Council Tax

London Borough of Bromley - Band C

Agents Note

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

