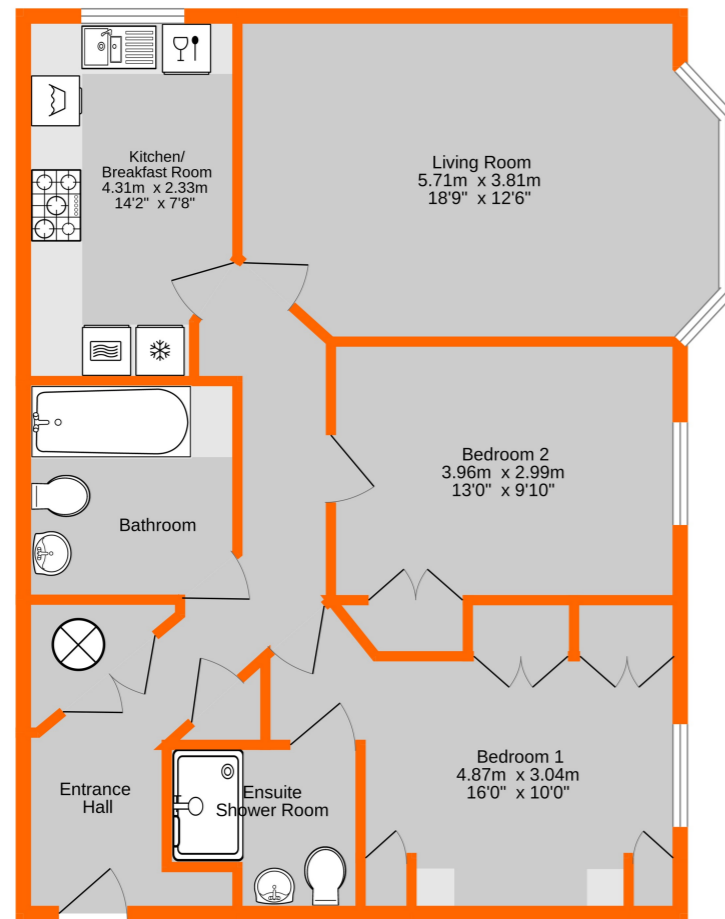


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

Ground Floor Flat  
82.1 sq.m. (883 sq.ft.) approx.



TOTAL FLOOR AREA : 82.1 sq.m. (883 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.  
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Viewing by appointment with our Park Langley Office - 020 8658 5588

5 Kelsey Park Mansions, 78 Wickham Road, Beckenham, Kent BR3 6QH  
**£495,000 Leasehold**

- Ground floor apartment with generous room sizes
- Near popular Park Langley shops and bus routes
- Attractive sitting room with lovely bay window
- En suite shower room and large second bathroom
- Age exclusive (55+) development in great location
- Delightful communal gardens backing Kelsey park
- Two double bedrooms both having wardrobes
- Underground car park with LIFT access to flats

## 5 Kelsey Park Mansions, 78 Wickham Road, Beckenham, Kent BR3 6QH

Two double bedroom ground floor flat in this handsome and prestigious age-exclusive (55+) development built by Laing Homes, set back from the road and beside an entrance to Kelsey Park. Popular shops by the PARK LANGLEY roundabout and Tesco Express are within easy reach at the end of the road. Kelsey Park Mansions is a unique block for this location with car park beneath the building having LIFT SERVICE to all floors and delightful manicured communal gardens backing onto Kelsey Park, for all residents to enjoy. Generous sitting room with bay window, fitted kitchen/breakfast room, spacious main bathroom plus en suite shower room with second bedroom currently arranged as a dining room. Generous storage cupboards to the spacious entrance hall, wardrobes in both bedrooms and useful lockers in the basement by the car park.

### Location

This sought after development is adjacent to an entrance to Kelsey Park with pathways passing the beautiful lake and leading to Beckenham High Street, about three quarters of a mile away. From Beckenham Junction there are trains to Victoria and The City plus trams to Croydon and Wimbledon. Popular local shops are only a few hundred yards away by the Park Langley with bus routes 358 and 352 running along Wickham Road as well as the 162 for Bromley, Chislehurst and Beckenham High Street. The Super Loop (SL5) service stops on South Eden Park Road, beyond the roundabout at the end of Wickham Road, giving speedy access to Bromley and Croydon for rail links to Gatwick.



### Ground Floor

#### Spacious Entrance Hall

video entryphone radiator, corner double airing cupboard with pressurised hot water cylinder, further built-in cupboard

#### Kitchen/Breakfast Room

4.3m max x 2.36m (14'1" x 7'9") base cupboards and drawers including deep pan drawers plus corner carousel unit, integrated washing machine and dishwasher beneath work surfaces, inset 1½ bowl single drainer sink with mixer tap, Elica stainless steel cooker hood above Bosch 5-burner gas hob, eye level cupboards including cupboard concealing Potterton wall mounted gas boiler, integrated upright fridge/freezer, Bosch electric double oven and matching microwave, tiled floor, space for table and chairs, radiator, downlights, double glazed window to side

#### Living Room

5.71m x 3.83m (18'9" x 12'7") electric flame effect fire, wall light points, two radiators, wide bay with double glazed windows to front

#### Bedroom 1

4.89m max x 3.76m max (16'1" x 12'4") includes pair of built-in double wardrobes, further fitted wardrobes either side of recess for bed with matching bedside units and high level cupboards above, radiator, double glazed window to front

#### En Suite Shower Room

2.36m max x 1.63m (7'9" x 5'4") includes tiled double shower cubicle with hinged doors, wash basin, low level wc, tiled walls with large mirror above basin, shaver point, heated towel rail, tiled floor, downlights with extractor above shower

#### Bedroom 2

3.93m x 3.01m (12'11" x 9'11") plus built-in wardrobe, radiator, double glazed window to front

#### Second Bathroom

2.4m x 2.17m (7'10" x 7'1") large white bath with with mixer tap and shower attachment, low level wc, wash basin, attractive wall tiling with large mirror and shaver point above basin, tiled floor, radiator, downlights with extractor above bath



### Outside

#### Parking

allocated space within secure underground car park, two storage lockers in basement room by the car park, lift facility giving access to all floors

#### Communal Gardens

the flats are set within attractive communal gardens, backing onto Kelsey Park laid to lawn with pathways, attractive borders, established shrubs and trees, Visitor Parking to front of building

### Additional Information

#### Lease

999 years from 1 January 2008 with Share of Freehold - to be confirmed

#### Maintenance

£1,799.98 for half year 1 March 2024 to 31 August 2024

#### Council Tax

London Borough of Bromley - Band E

#### Agents Note

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

