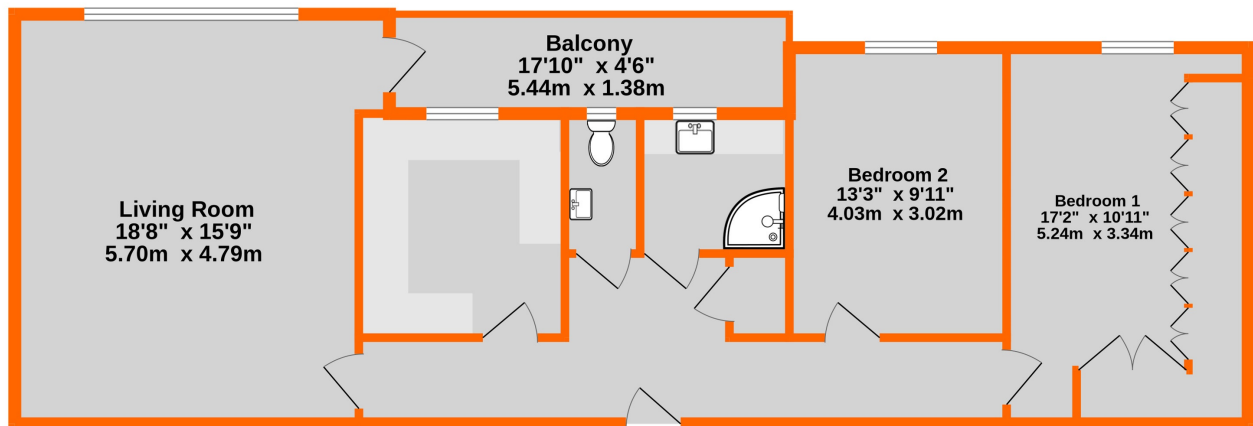


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



FIRST FLOOR



TOTAL FLOOR AREA : 978sq.ft. (90.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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For further details please visit our website - www.proctors.london



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

3 Andrew Court, 68 Wickham Road, Beckenham BR3 6RG
£450,000 Share of Freehold

- Spacious apartment to rear of building
- Situated on first floor with LIFT ACCESS
- Large living room (5.7m x 4.8m / 18'8 x 15'9)
- Storage in hall plus fitted wardrobes
- SUNNY BALCONY overlooking gardens
- Close to Kelsey Park and Park Langley shops
- Two good size double bedrooms
- Re-wired GARAGE plus STORE ROOM

3 Andrew Court, 68 Wickham Road, Beckenham BR3 6RG

With large main rooms, this two bedroom first floor apartment enjoys the very best of this wonderful position at the REAR of the BUILDING, with views from the flat and the BALCONY over the beautiful communal gardens. This delightful and tranquil westerly outlook benefits from the best of the afternoon and evening sunshine. Other advantages include a GARAGE with STORE ROOM to rear and easy access to Kelsey Park, the popular Park Langley Shops and bus routes running along Wickham Road to Bromley and Beckenham town centres. The flats in this block are favoured for their generous room sizes with LIFT ACCESS from the entrance foyer to the upper floors. This property has a very large living room with double glazed door to the balcony, two comfortable double bedrooms, fitted kitchen, bathroom and separate WC all arranged off the impressive entrance hall. Please contact our Park Langley office to arrange a viewing.

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

9m max x 2.14m max (29'6 x 7'0) includes large cupboard with high level cupboard above housing trip fuses, video entryphone, two radiators

Exceptional Living Room

5.70m x 4.79m (18'8 x 15'9) ornamental fireplace with detailed surround suitable for electric fire, radiator beneath large double glazed window to rear with attractive views over gardens, double glazed door to BALCONY

Balcony

5.44m x 1.38m (17'10 x 4'6) enjoys a wonderful setting with westerly aspect enjoying the afternoon sunshine with views over communal gardens, retractable sun awning, tiled floor, outside lights

Fitted Kitchen

2.89m x 2.88m (9'6 x 9'5) range of base cupboards and drawers plus Neff integrated dishwasher (not tested) and space for both washing machine and tumble dryer beneath work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, cooker hood above Neff 4-ring gas hob, Neff built-in electric oven, space for upright fridge/freezer, wall tiling, eye level cupboards including cupboard concealing modern Vaillant wall mounted gas boiler, double glazed window to rear overlooking balcony and gardens

Bedroom 1

5.24m x 3.34m (17'2 x 10'11) includes extensive fitted wardrobes, radiator beneath double glazed window to rear

Bedroom 2

4.03m x 3.02m (13'3 x 9'11) has been used as dining room, attractive fitted dresser unit beside door with cupboards and display shelves, radiator beneath large double glazed window to rear

Shower Room

1.94m x 1.75m (6'4 x 5'9) shower cubicle having curved hinged door, recessed wash basin with mixer tap with cupboards beneath, wall tiling, large heated towel rail, shaver point, tiled floor, wall cabinet with mirrored door, double glazed window to rear

Separate WC

1.95m x 0.86m (6'5 x 2'10) white low level wc and wash basin, wall tiling, radiator, tiled floor, double glazed window to rear

Outside

Communal Gardens

to rear of property laid to lawn with established tress and small pond all rooms in this flat and the balcony have views over this park-like area. Parking available to front.

Garage

5.85m x 2.63m (19'2 x 8'8) to rear of block (last on left) with up and over door, light and power, rewired in recent years for provision of electric vehicle charging, door to STORE ROOM

Store Room

1.94m x 1.93m (6'4 x 6'4) to rear of garage with light and shelving

Additional Information

Lease

999 years from 29 September 1988 with Share of Freehold (To Be Confirmed)

Maintenance

for Third Quarter of 2025 - £540 (£450 Service Charge plus £90 payment to Reserve Fund). Therefore circa £2,160 per annum.

Council Tax

London Borough of Bromley band E
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