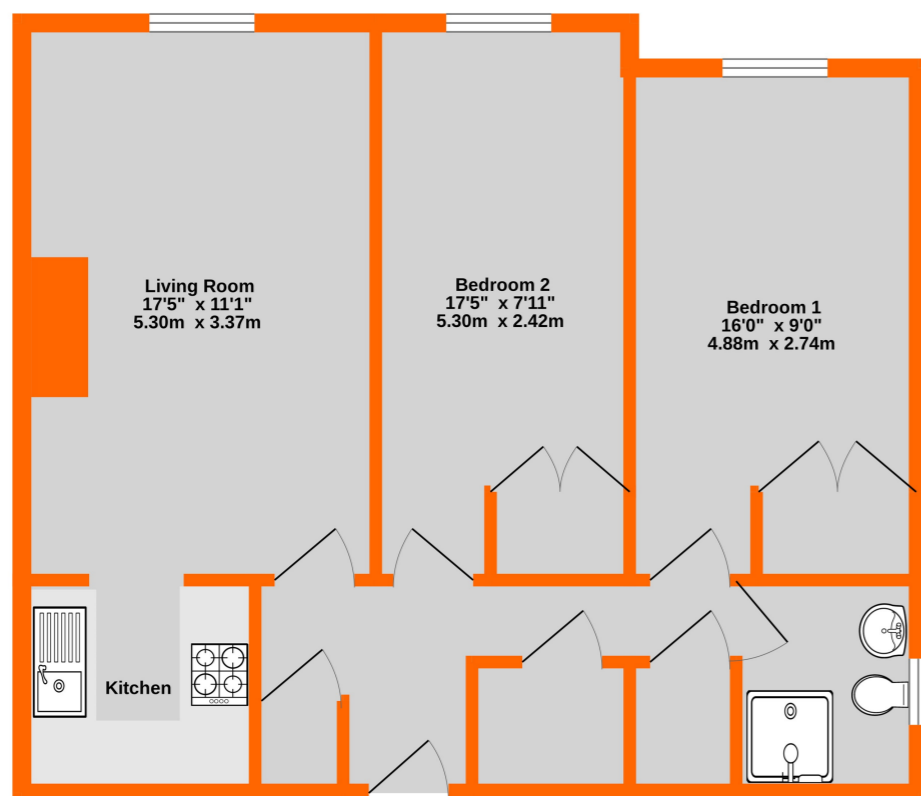


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	74
		EU Directive 2002/91/EC	

TOP FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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.

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

Flat 33 Park Court 63-65 Wickham Road, Beckenham, Kent BR3 6QN

£285,000 Leasehold

- Rarely available two bedroom flat
- Two good size double bedrooms
- Shower room and modern kitchen
- Lift and communal facilities
- Sought after retirement (60+) block
- Bright living room with westerly aspect
- Ample storage throughout
- Ideal for Kelsey Park and local shops

Flat 33 Park Court 63-65 Wickham Road, Beckenham, Kent BR3 6QN

Two bedroom flats in age restricted blocks are a rarity and this top floor flat in Park Court enjoys a great location with popular shops by the Park Langley roundabout and Kelsey Park on the doorstep. This larger design of property has an L-shaped entrance hall with built-in cupboards providing ample storage. All main rooms, including the living room, have a bright west facing aspect and the modern fitted shower room has a side window providing ventilation and natural light. Communal facilities are as expected with an on-site part time development manager plus 24 hour emergency call centre, living room for social gatherings, laundry and guest suite plus the beautifully kept communal gardens and parking.

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 as well as trams to Croydon and Wimbledon.



Top Floor

Entrance Hall

4.9m max x 2.09m max (16' 1" x 6' 10") L-shaped to include fitted coat cupboard, large built-in cupboard with hanging, shelving and fuse box, airing cupboard with slatted shelves having tank for hot water above, wall mounted Dimplex heater, further Dimplex night storage heater, emergency pull cord

Living Room

5.32m x 3.39m (17' 5" x 11' 1") Unidare night storage heater, ornamental fireplace with ornate wooden mantle and surround with electric fire, wall light points, emergency pull cord, UPVc tilt-and-turn double glazed windows with fitted blinds to front enjoying westerly aspect and views towards Kelsey Park

Kitchen

2.21m x 2.06m (7' 3" x 6' 9") Shaker style base cupboards and drawers, matching eye level units, work surface with inset stainless steel sink and drainer, space for slot-in electric cooker with stainless steel extractor hood above, space beside for upright fridge/freezer, downlights, pelmet lighting, wall tiling

Bedroom 1

4.87m max x 2.75m (16' 0" x 9' 0") to include built-in double wardrobe with mirror fronted folding doors, emergency pull cord, night storage heater, UPVc tilt-and-turn double glazed window to front with fitted blind

Bedroom 2

5.32m max x 2.42m (17' 5" x 7' 11") to include double wardrobe with mirror fronted folding doors, electric wall heater, wall light points, emergency pull cord, UPVc tilt-and-turn double glazed windows to front with fitted blinds

Shower Room

2.04m x 1.73m (6' 8" x 5' 8") tiled shower cubicle with electric Triton shower, white low level wc and wash basin with mixer tap having cupboard and drawers beneath, wall light and shaver point, fully tiled walls, extractor fan, downlights, Dimplex electric heater, emergency pull cord, UPVc tilt-and-turn double glazed window to side with fitted blind

Facilities

Park Court

has a part-time development Manager, spacious residents' lounge 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

parking with permits to the rear for both residents and visitors, approached via driveway beside the building

Additional Information

Lease

125 years from September 1987 - to be confirmed

Ground Rent

£549.70 for the current year - to be confirmed

Maintenance

£2,565.80 for 6 month period - to be confirmed

Council Tax

London Borough of Bromley Band D

Agents Note

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

