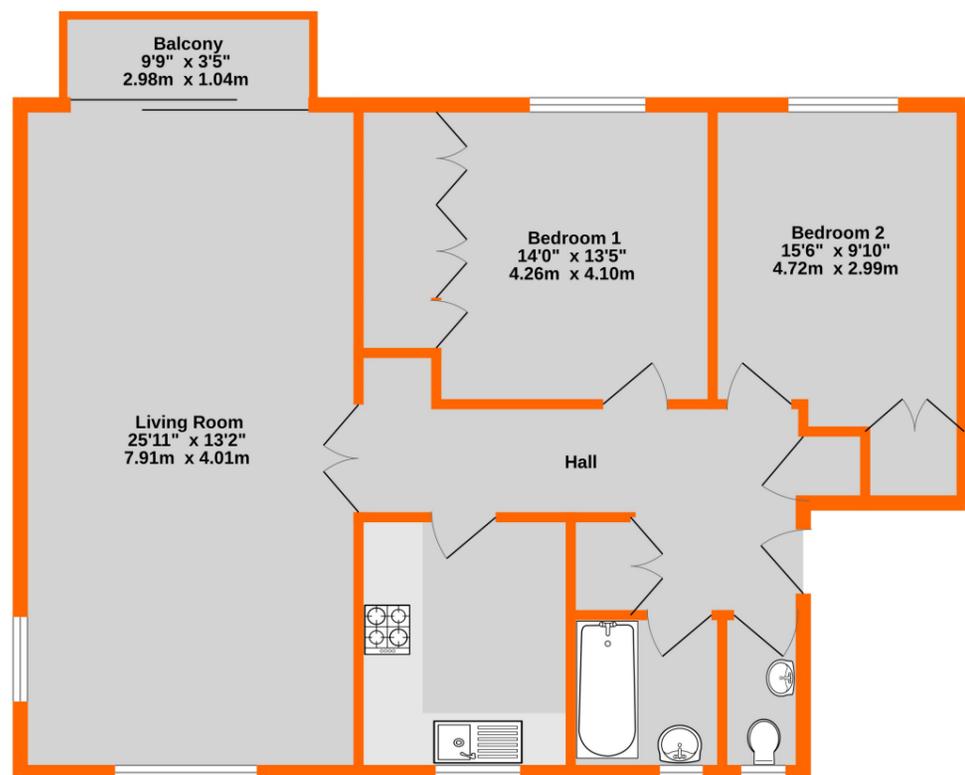


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	80
		EU Directive 2002/91/EC	

FIRST FLOOR
 886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 933sq.ft. (86.7 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. Made with Metropix ©2020.

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

4 Parkfarm Court, 82 Wickham Road, Beckenham BR3 6QH

£450,000 Share of Freehold

- 📍 First class Location, Location, Location!
- 📍 Near Park Langley shops and Kelsey Park
- 📍 Fabulous 7.9m/26ft triple aspect living room
- 📍 Bathroom with white suite and separate wc.
- 📍 Wonderfully spacious first floor apartment
- 📍 Sunny west facing BALCONY to rear
- 📍 Two double bedrooms with wardrobes
- 📍 Replacement double glazing and entry phone

4 Parkfarm Court, 82 Wickham Road, Beckenham BR3 6QH

Only yards from our PARK LANGLEY OFFICE and other popular shops on Wickham Road, this wonderfully spacious first floor flat has a sunny balcony with westerly views over the communal grounds, backing KELSEY PARK. Available with NO ONWARD CHAIN, the accommodation is arranged off the spacious entrance hall with large cupboards and the ample storage continues with both double bedrooms having built in wardrobes. Double doors lead to the 7.9m/26ft triple aspect living room that can easily accommodate a dining area and has a patio door to the balcony. Fitted kitchen/breakfast room with boiler updated in 2019, bathroom with white suite and separate wc. An ideal opportunity if you are seeking generous room sizes in a first class location.

Location

In an excellent position next door to the main entrance to Kelsey Park, opposite Tudor Road, with paths through the park to the beautiful lake and Beckenham High Street, about three quarters of a mile away. Very convenient for the popular local shops on Wickham Road by the Park Langley roundabout providing a chemist, newsagent, delicatessen and coffee shop, wine merchant with post office, baker and Tesco Express just around the corner. Bus services run along Wickham Road for Beckenham and Bromley Town Centre. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



First Floor

Large Entrance Hall

5.48m x 2.49m max (18'0 x 8'2) plus deep coat cupboard, additional cupboard with slatted shelves and large double cupboard with radiator having cupboard above, radiator, entryphone

Kitchen/Breakfast Room

3.03m x 2.52m (9'11 x 8'3) range of base cupboards and drawers beneath work surfaces plus washing machine and slimline dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above Neff 4-ring gas hob, matching Neff built in electric double oven, wall tiling, eye level cupboards, Vaillant wall mounted gas boiler (installed 21.02.19), space for fridge/freezer, double glazed window to front

Living Room

7.91m x 4.01m (25'11 x 13'2) wonderfully spacious to provide comfortable sitting and dining areas, two radiators, double glazed windows to front and side plus double glazed patio door unit to balcony

Balcony

2.98m x 1.04m (9'9 x 3'5) enjoying the afternoon sunshine with westerly aspect overlooking communal gardens with grounds backing onto Kelsey Park

Bedroom 1

4.26m max x 4.1m (14'0 x 13'5) includes pair of built in double wardrobes and cupboard with high level cupboards above, radiator, double glazed window to rear

Bedroom 2

4.72m max x 2.99m max (15'6 x 9'10) includes built in double wardrobe with cupboard above, radiator, double glazed window to rear

Bathroom

1.85m x 1.79m (6'1 x 5'10) white panelled bath having built in shower over, pedestal wash basin with mixer tap, wall tiling, radiator plus electric heated towel rail, double glazed window to front

Separate WC

1.89m x 0.97m (6'2 x 3'2) white low level suite, wall tiling above wash basin, radiator, double glazed window to front

Outside

Garage

en bloc to rear (4th from right) with up and over door. Visitor parking to front

Communal Gardens

to the rear mainly laid to lawn, with trees and shrubs to borders. Front garden laid to lawn with paths, visitor parking and driveway beside building to garages at rear

Additional Information

Lease

999 years from 25 December 1986 with SHARE of FREEHOLD - to be confirmed

Maintenance

£750 for the period covering 1 January to 31 March 2026 (£3,000 per annum) paid to Park Farm Residents Management Limited - to be confirmed

Council Tax

London Borough of Bromley - Band D
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