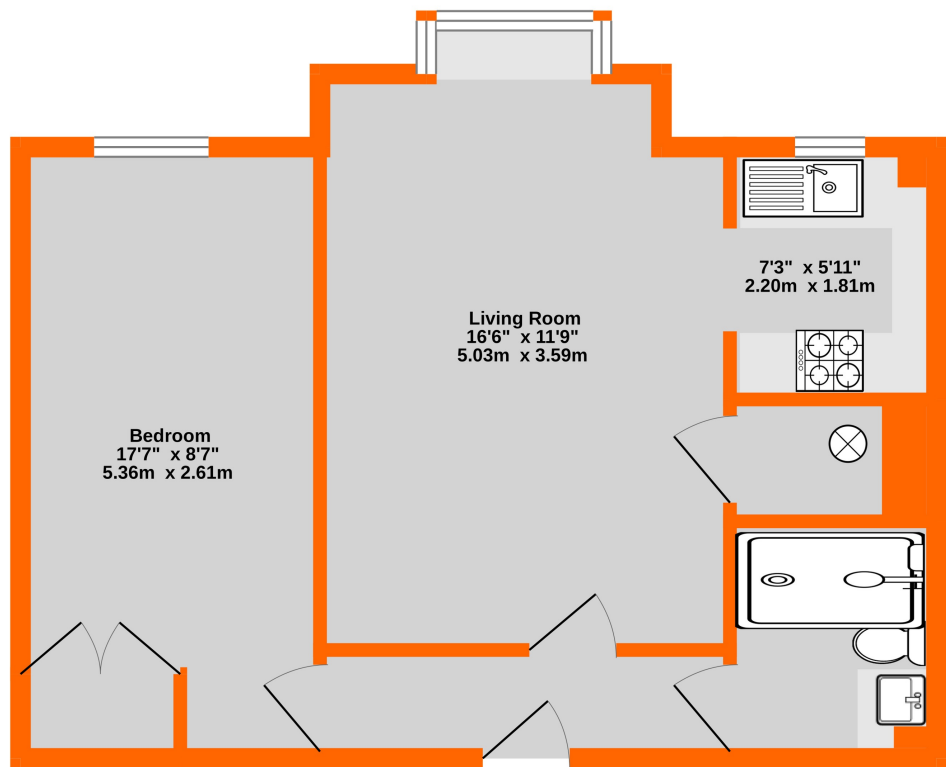


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

FIRST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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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George Proctor & Partners trading as Proctors



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

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

£225,000 Leasehold

- Excellent first floor Retirement Flat (60+)
- Design gives an enhanced sense of space
- Brand new fitted kitchen and shower room
- First floor with Lift access and new carpets
- CHAIN FREE- newly updated and decorated
- Near Park Langley shops and Kelsey Park
- Large double bedroom with wardrobes
- Westerly aspect windows including kitchen

[www.proctors.london](http://www.proctors.london)

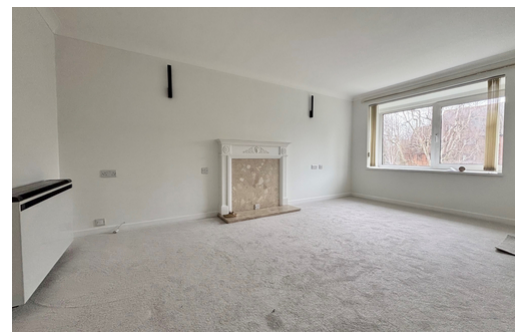


## 15 Park Court, 63-65 Wickham Road, Beckenham BR3 6QN

Newly renovated with more spacious layout - first floor age restricted (60+) retirement flat with inviting entrance hall, spacious living room with large bay widow affording plenty of natural light and BRAND NEW FITTED KITCHEN offering extra storage and appliances that have never been used. The kitchen also has the advantage of a window giving views to the front and the NEWLY RE-FITTED BATHROOM has full width walk in shower with glazed screen. New carpets, freshly decorated and generous 5.36m (17'7) double bedroom with built in wardrobe. Development manager on site five afternoons a week, refurbished communal living room and kitchen, recently redecorated common areas, laundry room, guest suite and parking spaces to rear beside the beautifully kept communal gardens. A step up from the average one bedroom flat in a very sought after location near the Park Langley roundabout.

### Location

The popular shops on the opposite side of Wickham Road provide a chemist, newsagent, French delicatessen, Daisy Grey coffee shop, convenience store, wine merchant with post office and Sponge Kitchen bakers plus Tesco Express just around the corner. Opposite this development is an entrance to Kelsey Park providing an attractive walk to Beckenham High Street about three quarters of a mile away. Bus route 162 runs along Wickham Road for Beckenham and Bromley, From Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



### First Floor

#### Entrance Hall

3.59m x 0.94m (11'9 x 3'1) entryphone for building with intercom and emergency pull cord

#### Living Room

5.04m x 3.59m (16'6 x 11'9) includes ornamental fireplace with power point, wall lights, emergency pull cord, night storage heater, double glazed square bay window to front providing views and plenty of natural light with deep sill

#### Re-Appointed Kitchen

2.19m x 1.82m (7'2 x 6'0) brand new with good range of base cupboards plus drawers and integrated fridge with freezer compartment beneath work surfaces, inset single drainer Franke sink with mixer tap, 4-ring touch control ceramic hob with electric oven beneath, wall tiling, eye level cupboards, wood effect flooring, double glazed window to front

#### Bedroom

5.36m max x 2.61m (17'7 x 8'7) includes built in wardrobes with mirrored folding doors, wall lights, emergency pull cord, night storage heater, double glazed window to front

### Shower Room

2.07m x 1.77m (6'9 x 5'10) with full width new walk-in shower having Triton shower and glazed screen, white low level wc with concealed cistern having wash basin to one side with cupboard beneath, tiled walls, chrome heated towel rail, wall light, extractor fan, wood finish flooring

### Communal Facilities

#### Park Court

has a 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

#### Parking

to the rear approached via driveway beside the building - permit required for residents and visitors

#### Communal Gardens

attractive and well maintained areas of garden to both the front and rear of the property with tree-lined path to the main entrance

### Additional Information

#### Lease

125 years from 1 September 1987 - to be confirmed

#### Ground Rent

£434.74 per annum, paid half yearly - to be confirmed

#### Maintenance

£3,848.70 for the current year (£1,924.35 paid on 18.9.24 covering 6 months) - to be confirmed

#### Council Tax

London Borough of Bromley - Band C  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

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