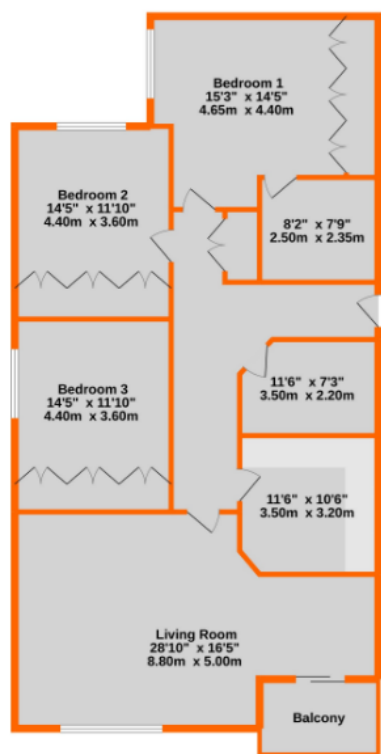
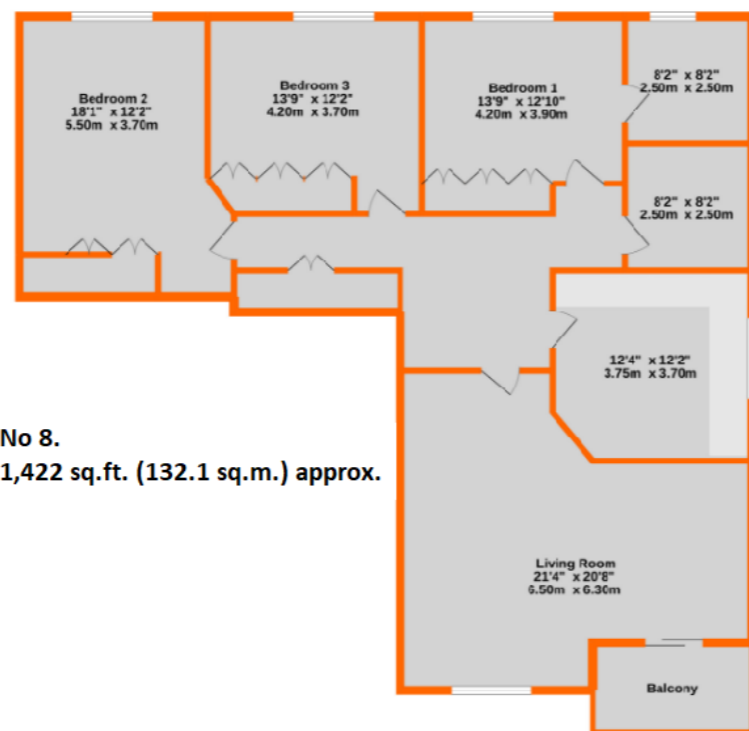


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**No 7.**  
 1,365 sq.ft. (126.9 sq.m.) approx.



**No 8.**  
 1,422 sq.ft. (132.1 sq.m.) approx.



Viewing by appointment with our New Homes Department - 020 8658 1155

7 Pembroke Court, 41 Wickham Road, Beckenham BR3 6NA  
**£600,000 Leasehold**

- Brand new penthouse apartments
- Available with HELP TO BUY
- En Suite and guest bathroom
- Sunny balcony and 2 parking spaces
- ONLY ONE REMAINING**
- Three double bedrooms with wardrobes
- Underfloor heating throughout
- 10 year warranty and 250 year lease

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 MAP Limited 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 Rent4sure Limited 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





## 7 Pembroke Court, 41 Wickham Road, Beckenham BR3 6NA

Available with HELP TO BUY, if required.

Apartment 7 - £600,000      Apartment 8 - Sale Agreed

Two brand new Penthouse apartments finished to a high specification, available for immediate occupation with a 10 year warranty.

Both apartments, in excess of 1300sqft, provide THREE DOUBLE BEDROOMS, en-suite and guest bathrooms, quality fitted kitchen/breakfast room and very spacious sitting room with south-westerly facing balcony.

The apartments offer highly specified accommodation with underfloor heating throughout, fully integrated kitchens with quartz work surfaces and luxury tiled bathrooms. Two parking spaces to rear, modern specification heat and sound insulation throughout.

### Location

Pembroke Court in Wickham Road is in a truly convenient location with the beautiful Kelsey Park opposite and a small parade of useful shops just 2 minutes walk away by the Park Langley roundabout. Local sporting facilities include: Park Langley Golf Club, Club Langley and also David Lloyd sports club not too far away. A short walk through Kelsey Park brings you to Beckenham High Street, mainline train station at Beckenham Junction and a plethora of wine bars, restaurants and family friendly coffee shops.



### Kitchen

- Fridge freezer
- Built in oven
- Built in microwave oven
- Warming drawer
- Gas hob
- Extractor
- Dishwasher
- Quartz worktops
- Hot tap
- Waste disposal
- Washer dryer

### Heating

- Vaillant high flow combination boiler
- Underfloor heating throughout

### Bathrooms

- Fully tiled bathrooms and en-suites

### Flooring

- Herringbone flooring to living room/hall/kitchen
- Carpet to bedrooms

### Special Features

- Oak grooved internal doors
- Light grey handle less wardrobes to all bedrooms
- Downlighters to living, kitchen and bathrooms
- TV points to all rooms

### Safety & Security

- Alarm
- Entry phone
- Smoke alarm
- Triple glazed windows with openers and vents

### Outside

- 2 parking spaces per flat



### Communal Areas

- Double glazed white windows
- Oak handrails and bottom rails with glass balustrade
- Full redecoration
- Fully carpeted
- Tile ground floor with mat well
- Outside parking lighting
- New tarmac drive
- Exterior redecoration

