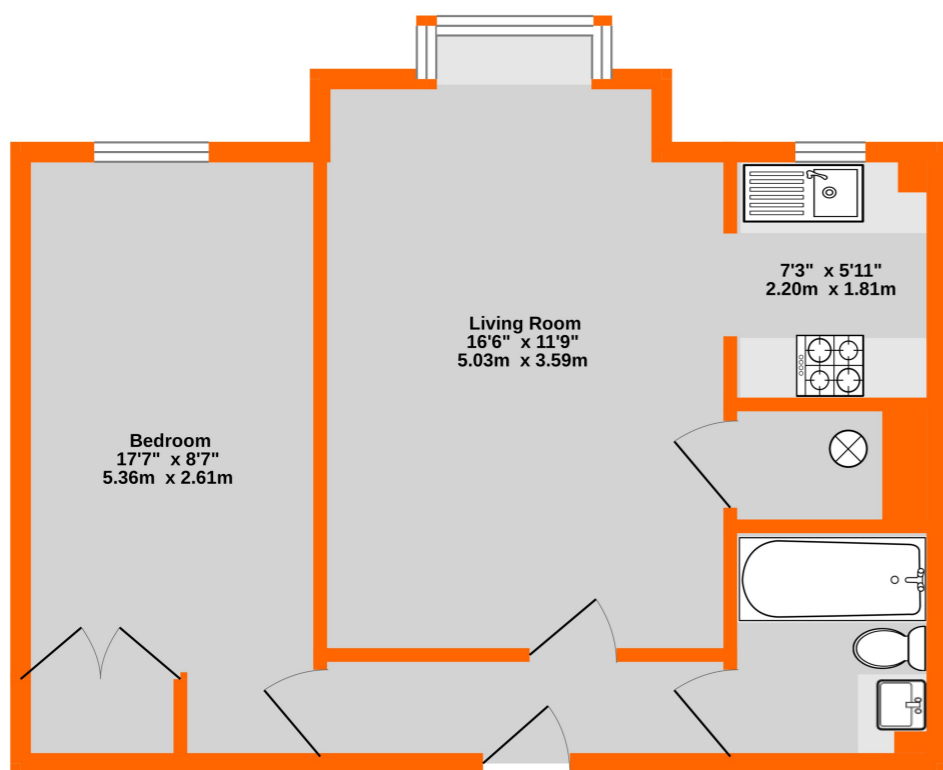


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

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

15 Park Court 63-65 Wickham Road, Beckenham, Kent BR3 6QN  
**£195,000 Leasehold**

- First floor age-restricted (60+) flat
- Lift and communal facilities
- Good size living room
- Opposite entrance to Kelsey Park
- Sunny westerly aspect
- Double bedroom with fitted wardrobes
- Kitchen with window to front
- Parking for residents and visitors

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

Park Court has a good number of one bedroom flats but the design of this particular property has proven popular in the past, differing from the more usual layouts and sitting central to the development with sight of an entrance to Kelsey Park and convenient local shops. The development manager on site has been active towards the recent refurbishment of the communal living room and the main common parts are undergoing redecoration and recarpeting. Extra benefits to note include lift service, laundry room, guest suite and parking spaces to rear beside the beautifully kept communal gardens.

### 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") Tunstall entryphone intercom

#### Living Room

5.03m max x 3.59m max (16' 6" x 11' 9") plus deep storage cupboard housing water tank with immersion and fuse box, night storage heater, ornate mantle and surround to mock fireplace with power point, emergency pull cord, bay with double glazed window to front and deep sill, archway to

#### Kitchen

2.2m x 1.81m (7' 3" x 5' 11") base cupboards and drawers with matching wall units, work surfaces, stainless steel sink and drainer, space for cooker, wall tiling, wall light point, double glazed window to front

#### Bedroom

5.36m max x 2.61m (17' 7" x 8' 7") to include double wardrobe with mirror fronted folding doors, night storage heater, emergency pull cord, double glazed window to front

#### Bathroom

2.09m x 1.8m (6' 10" x 5' 11") original panelled bath, Triton electric shower over, low level wc, wash basin set onto surface with cupboard beneath, fully tiled walls, heated towel rail, Dimplex wall heater, emergency pull cord, extractor fan

### 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

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

#### 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 - £247.37 paid January 2022 for 6 months

#### Maintenance

currently £3,998 - to be confirmed

#### Council Tax

London Borough of Bromley band C

#### Agents Note

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

