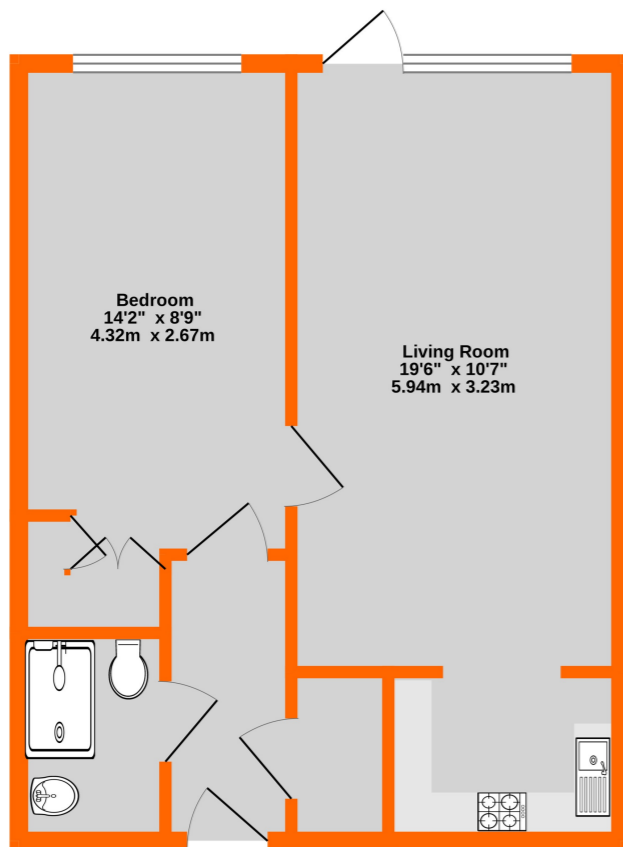


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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 For further details please visit our website - www.proctors.london



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

2 Park Court, 63-65 Wickham Road, Beckenham, Kent BR3 6QN
£250,000 Leasehold

- 🏠 Ground floor age-restricted (60+) flat
- 🏠 Perfect if you seek access to a garden
- 🏠 Living room has door to rear gardens
- 🏠 Ideally located for Kelsey Park and shops
- 🏠 Well maintained and recently decorated
- 🏠 Double bedroom with extra wardrobes
- 🏠 Re-appointed shower room off hall
- 🏠 Generous living room and fitted kitchen

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

EXCEPTIONAL AGE RESTRICTED RETIREMENT FLAT (60+) with door from sitting room to beautiful communal gardens at rear, making this particularly appealing as the vast majority of similar flats do not have access to outside space. The flat has been modernised and is situated near the popular Park Langley shops and opposite an entrance to Kelsey Park. Available immediately with no onward chain and recently redecorated to give great presentation to the generous living room and double bedroom with additional fitted wardrobes. Modern fitted kitchen with white units and built-in appliances whilst the bathroom is re-appointed as a shower room, fitted with a white suite. The current owner has tended the garden area immediately to the rear of this property, which could be continued if the purchaser enjoys gardening.

Location

Conveniently located for 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, about three quarters of a mile away, and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

2.69m x 0.91m (8' 10" x 3' 0") plus walk-in storage cupboard with trip fuses plus slatted shelving and hot water tank with immersion, intercom with emergency pull cord

Living Room

5.94m x 3.23m (19' 6" x 10' 7") ornamental fireplace having remote control electric flame effect fire, modern electric heater, wall light points, emergency pull cord, entryphone, tall double glazed window and door to communal gardens at rear

Paved Terrace

directly accessed from this flat forming part of the attractive communal grounds - this property is situated in a secluded position with the best views over the gardens to be enjoyed from the bedroom, sitting room and terrace

Kitchen

2.24m x 1.65m (7' 4" x 5' 5") opening from living room, base cupboards and integrated slimline dishwasher beneath wood effect work surfaces, inset single drainer stainless steel sink with mixer tap, pull out cooker hood above 4-ring touch control Induction hob, built-in electric oven with cupboard above and drawers beneath, wall tiling, integrated Bosch upright fridge/freezer, matching eye level cupboards, non-slip tiled floor



Bedroom

4.32m x 2.67m (14' 2" x 8' 9") plus recess for original built-in double wardrobe now having double doors with matching further fitted wardrobe providing additional hanging above drawers, wall light points, emergency pull cord, modern electric heater, double glazed window to rear overlooking gardens

Shower Room

2.03m x 1.65m (6' 8" x 5' 5") large tiled shower with glazed screen having hinged panel with emergency call button to base, wash basin with mixer tap having double cupboard beneath, low level wc with concealed cistern, tiled walls, electric heated towel rail, non-slip tiled floor, extractor fan

Communal Facilities

Park Court

has a part-time Development Manager, spacious updated residents' lounge plus 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

to the rear for both residents and visitors on a permit basis, approached via driveway beside the building

Additional Information

Lease

125 years from September 1987 - to be confirmed

Ground Rent

£494.74 payable by half-yearly instalments - to be confirmed

Maintenance

£1,977.70 for 6 months from 1 March to 31 Aug 2023 (£3,955.40 per annum) - 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

