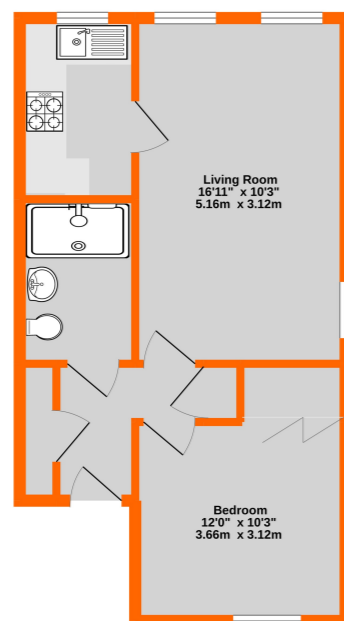


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
 430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 430 sq.ft. (39.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
 Made with OpenSpace 10/2022

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

6 Parkview Lodge 84 Wickham Road, Beckenham BR3 6QH £195,000 Leasehold

- First floor retirement flat
- Gardens with access to Kelsey Park
- Bright dual aspect living room
- Bedroom with fitted wardrobe
- Lift and communal facilities
- Convenient for local shops
- Modern re-appointed kitchen
- Redecorated and carpeted

6 Parkview Lodge 84 Wickham Road, Beckenham BR3 6QH

A first floor flat occupying a corner position in the block which benefits from triple aspect and provides light and bright accommodation. Modernised recently, the flat has been redecorated and recarpeted and has a stunning re-appointed kitchen. The shower room was modified prior to the current owner's occupation with easy access shower. The flat had double glazing installed a few years ago along with the rest of the block and more recently the development has upgraded the communal living room and kitchen plus ground floor decoration, carpets and electrically operated front door. The beautiful gardens offer a sunny west facing aspect with gated access to Kelsey Park.

Location

In a desirable location, Parkview Lodge is on Wickham Road near the popular shops by the Park Langley roundabout providing pharmacy, newsagent, delicatessen, coffee shop, beauty salon, off licence with Post Office and bakers plus Tesco Express just around the corner. There is an entrance to the beautiful Kelsey Park providing a delightful walk to Beckenham High Street and bus route 162 runs along Wickham Road for easy access to local town centres. From Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



First Floor

L-Shaped Entrance Hall

2.09m max x 2.01m max (6' 10" x 6' 7") plus cupboard housing hot water cylinder, slatted shelf above and cold water tank, storage cupboard housing fuse box, Economy 7 night storage heater, emergency pull cord

Living Room

5.15m x 3.13m (16' 11" x 10' 3") Economy 7 night storage heater, emergency pull cord with intercom for 24 hour care line plus entryphone handset for development, doorway to kitchen, double glazed windows to front and side

Kitchen

2.66m x 1.7m (8' 9" x 5' 7") re-appointed with gloss fronted cupboards and drawers beneath with wood effect work surfaces plus matching eye level units, Zanussi stainless steel extractor hood above 4-ring Zanussi electric hob with Zanussi electric oven beneath, inset stainless steel sink and drainer unit with mixer tap, Hotpoint freestanding fridge/freezer, wall tiling, double glazed window to front

Bedroom

3.65m max x 3.12m max (12' 0" x 10' 3") to include recess by door and built-in double wardrobe with mirror fronted folding door, electric heater, emergency pull cord, double glazed window to rear providing westerly views over communal gardens

Shower Room

2.32m x 1.69m (7' 7" x 5' 7") modified to provide full width shower tray with glazed hinged door and electric shower, low level wc, pedestal wash basin, wall tiling, Dimplex electric wall mounted heater, extractor fan, chrome heated towel rail, emergency pull cord

Communal Facilities

Parkview Lodge

has delightful communal gardens with direct gated access to Kelsey Park and doors out from the redecorated residents' lounge, laundry room with washing machines and tumble dryers, lift to all floors, reading room and Guest Suite available at a nominal charge

Additional Information

Lease

159 years from 24 June 1987 - to be confirmed

Ground Rent

£225 rising to £300 on 24 June 2037 and increasing by £75 every 25 years thereafter - to be confirmed

Maintenance

currently circa £3,600 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