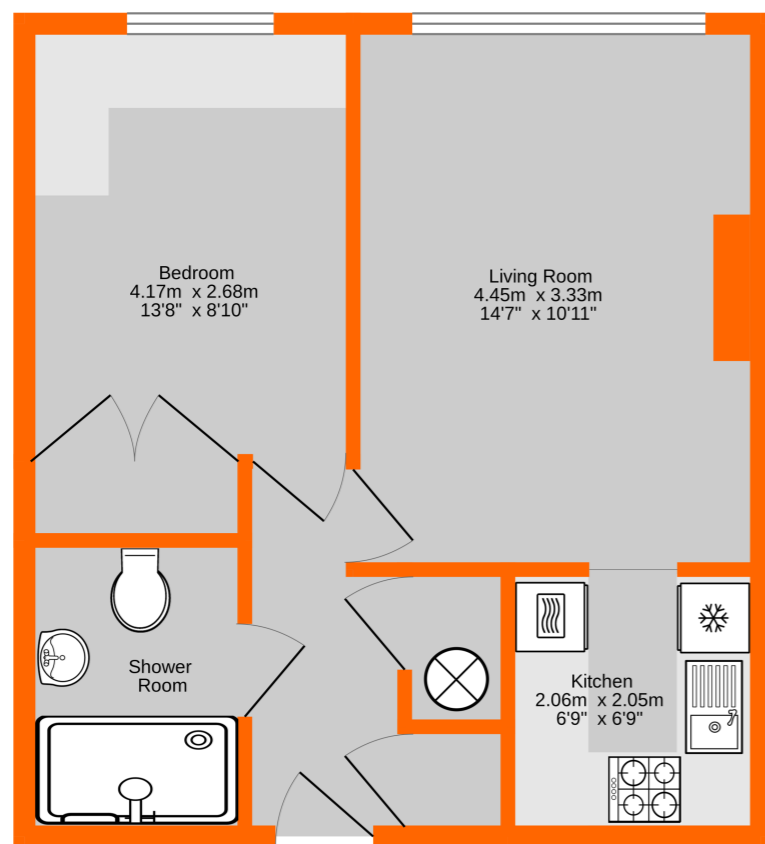


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat  
 39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 39.8 sq.m. (429 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

**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

3 Parkview Lodge, 84 Wickham Road, Beckenham, Kent BR3 6QH

**£210,000 Leasehold**

- Sought after age-restricted development
- Re-appointed shower room off hall
- Offered to the market 'Chain Free'
- Updated communal lounge/kitchen
- Lovely position to rear overlooking gardens
- Living room open to kitchen
- Development backs onto Kelsey Park
- Perfectly placed for Park Langley shops

### 3 Parkview Lodge, 84 Wickham Road, Beckenham, Kent BR3 6QH

Wonderful ground floor age restricted (66+) retirement flat, for those eligible for State Retirement Pension, situated in a fabulous position to the rear of this popular block. This gives a delightful outlook with westerly aspect from the living room over a secluded section of the lovely communal gardens, backing onto Kelsey Park. The bedroom enjoys a similar outlook over the gardens and has built in wardrobes as well as fitted base units offering useful storage. Further storage is available in the hall cupboard and the bathroom has been updated with a white suite and generous shower with glazed screen and sliding door. The kitchen has also been modernised and provides good working space with a double glazed window as well as integrated appliances including hob with cooker hood above, electric oven, fridge and dishwasher.

#### Location

With gardens backing onto Kelsey Park, Parkview Lodge is only a matter of yards from the popular Park Langley shops on Wickham Road providing a helpful 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 next to Parkview Lodge, as well as a gate from the communal gardens into the park, providing a delightful walk to Beckenham High Street. Bus route 162 runs along Wickham Road for easy access to local town centres and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



#### Ground Floor

##### Entrance Hall

3.04m x 1.25m (10'0" x 4'1") plus built-in storage cupboard and airing cupboard with slatted shelf plus cold water tank and hot water cylinder, emergency pull cord, Creda night storage heater

##### Living Room

4.45m x 3.33m (14'7" x 10'11") with wonderful outlook over garden, ornamental fireplace with mantle and surround, Tesy electric heater, entryphone, intercom with emergency pull cord, double glazed window enjoying westerly aspect over beautiful communal gardens backing onto Kelsey Park

##### Kitchen

2.06m x 2.05m (6'9" x 6'9") re-appointed with white fronted base cupboards and drawers beneath work surfaces with inset Lamona single drainer stainless steel sink with mixer tap, stainless steel extractor hood above inset 4-ring electric hob, cupboard above and below electric oven, integrated slimline dishwasher and fridge with freezer compartment, pelmet lighting, wall tiling, matching eye level units, double glazed window to side

#### Bedroom

4.17m max x 2.68m (13'8" x 8'10") to include large built-in wardrobe with mirror fronted folding doors, Creda night storage heater, fitted base units with cupboards and drawers including bedside cabinet, emergency pull cord, double glazed window to rear

#### Shower Room

2.32m x 1.64m (7'7" x 5'5") full width shower with Triton shower, glazed sliding door, mobility seat and grip rail, white low level wc, wash basin with mixer tap having cupboard beneath, tiled walls, wall light point, extractor fan, chrome heated towel rail, emergency pull cord

#### Communal Facilities

##### Parkview Lodge

has a residents' lounge which has been re-appointed and updated in recent years plus laundry room with washing machines and tumble dryers, lift to all floors, attractive garden with gate to Kelsey Park and guest suite available at a nominal charge

#### Additional Information

##### Lease

99 years from 24 June 1987 - Terms have been offered by the Freeholders for a 60 year lease extension, please contact our office for further details.

##### Ground Rent

£225 per annum increasing June 2037 to £300 per annum and June 2062 to £375 - Details to be confirmed

##### Maintenance

£4,224 for the current year - 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

