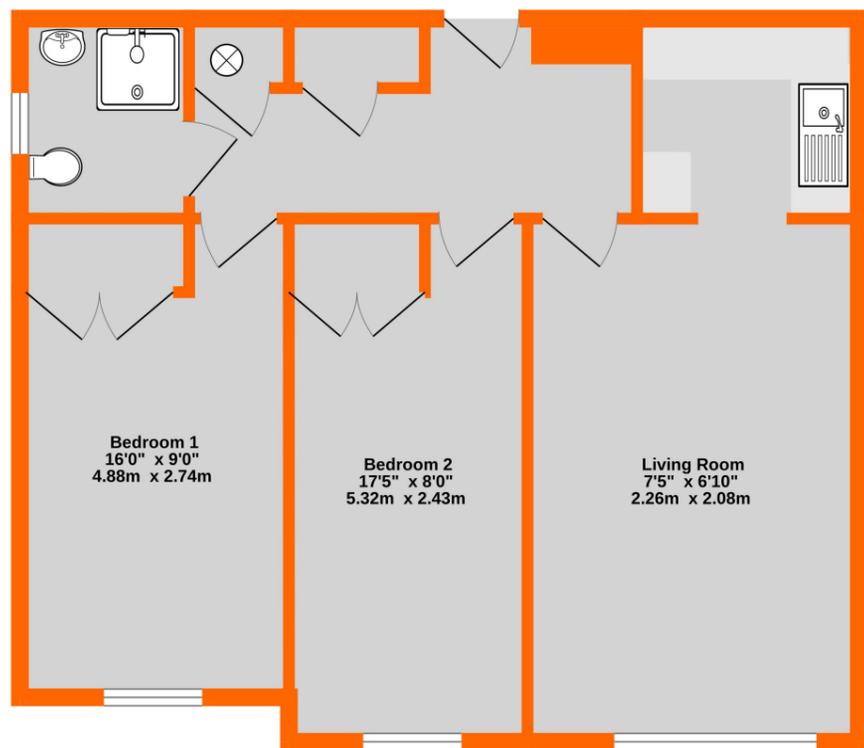


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR



TOTAL FLOOR AREA: 705sq.ft. (65.5 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix ©2025

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 may also recommend firms of Solicitors and 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 a 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



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

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

£300,000 Leasehold

- Rare chance for a TWO BEDROOM flat
- Sought after retirement (60+) block
- Two good size double bedrooms
- Wardrobes plus useful storage in hall
- Close to Kelsey Park and local shops
- Lovely living room with westerly aspect
- Shower room and re-appointed kitchen
- LIFT access and controlled car park

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

Not often available - TWO BEDROOM second floor flat in age restricted (over 60 years) retirement block with bus routes to Beckenham and Bromley just outside and popular shops by the Park Langley roundabout along with an entrance to Kelsey Park just across the road. Part-time Development Manager on site five afternoons a week and LIFT ACCESS to upper floors. Large design provides an L-shaped entrance hall with very spacious cupboard and two generous bedrooms both having built in wardrobes. All main rooms, including the attractive living room, have a bright west facing aspect with tilt-and-turn double glazed windows and the kitchen has been updated with ample storage. Emergency pull cords and intercom with entryphone, spacious residents lounge, laundry room, guest suite and car park to rear.

Location

The popular shops on the opposite side of Wickham Road provide a chemist with post office, newsagent, French delicatessen and coffee shop, grocery store with butcher, wine merchant, convenience store and baker. Before the shops, 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 and at peak times the City as well as trams to Croydon and Wimbledon.



Second Floor

Entrance Hall

L-shaped 4.88m max x 1.75m (16'0 x 5'9) electric radiator, entryphone with emergency intercom and pull cord, large storage cupboard with power point offering space for freezer, airing cupboard with slatted shelves beneath hot water tank with immersion

Living Room

5.33m x 3.38m (17'6 x 11'1) ornamental fireplace surround with electric fire, emergency pull cord, double glazed window to front

Kitchen

2.26m x 2.08m (7'5 x 6'10) base cupboards and drawers beneath work surfaces plus space for fridge, inset single drainer stainless steel sink with mixer tap, cooker hood above Hotpoint slot-in cooker with ceramic hob and double oven, wall tiling, range of eye level cupboards

Bedroom 1

4.88m max x 2.74m (16'0 x 9'0) includes built-in double wardrobe with mirrored doors, electric radiator, emergency pull cord, double glazed window to front

Bathroom

2.03m x 1.73m (6'8 x 5'8) appointed as shower room with tiled walls, white low level wc, wash basin with mixer tap having cupboard beneath, corner shower with Redring shower unit, electric heated towel rail, tiled floor, low level emergency button, wall light with shaver point, electric fan heater, double glazed window to side



Bedroom 2

5.32m x 2.43m (17'5 x 8'0) to include built-in double wardrobe with mirrored doors, electric radiator, emergency pull cord, double glazed window to front

Outside

Communal Gardens

attractive and well maintained areas of garden to both the front and rear of the property with tree lined path to main entrance

Parking

controlled car park to rear for residents and visitors, approached via driveway beside building

Facilities

Park Court

has a part-time development Manager currently on site five afternoons a week and during the mornings she is at the block opposite, Parkview Lodge. There is 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 modest charge for residents' family or friends

Additional Information

Lease

125 years from September 1987 - to be confirmed

Ground Rent

£549.70 for the current year

Maintenance

£2,646.29 paid to FirstPort for half year 01.09.25 to 28.02.26 (equates to £5,292.58 per annum)

Council Tax

London Borough of Bromley - Band
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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

