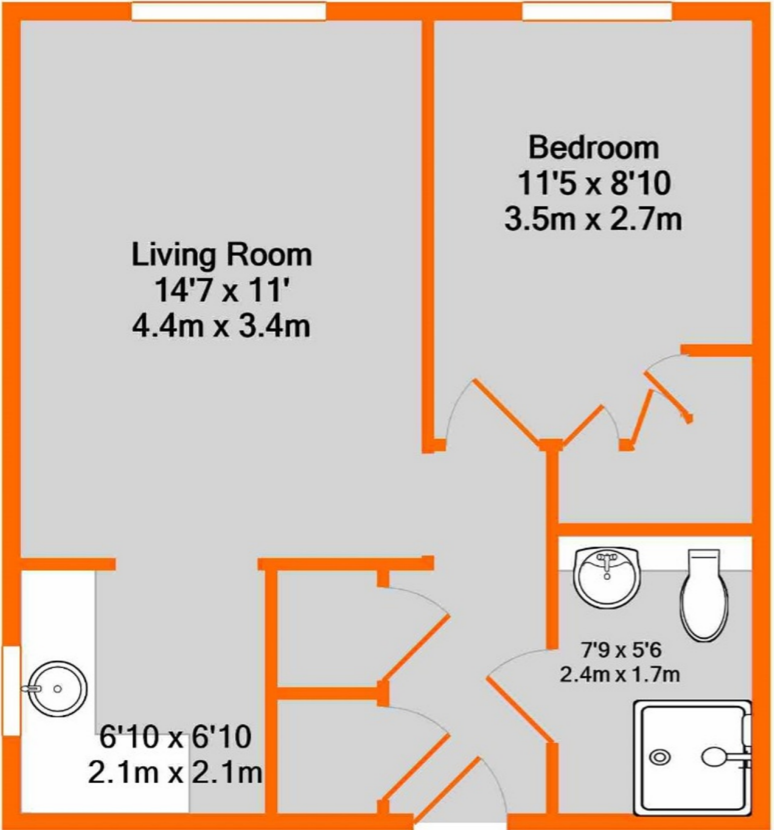


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

2 Parkview Lodge 84 Wickham Road, Beckenham BR3 6QH

£210,000 Leasehold

- Excellent age restricted retirement flat
- Prime position to rear on ground floor
- Lovely re-appointed kitchen with window
- Bathroom re-appointed as shower room
- Updated and improved to high standard
- Views over gardens backing Kelsey Park
- Double bedroom with fitted wardrobes
- Enhanced storage and central heating

## 2 Parkview Lodge 84 Wickham Road, Beckenham BR3 6QH

This modernised age restricted flat offers a range of appealing features, including an electric boiler supplying hot water and central heating via radiators, fitted kitchen finished with an attractive granite work surface, bedroom with fitted wardrobes to one corner and bathroom upgraded to a contemporary white suite shower room. A particular highlight is the rear ground floor position, enjoying westerly views across the well maintained communal gardens, with Kelsey Park beyond. Parkview Lodge provides excellent communal facilities, including a residents' living room, guest suite, laundry room, a part time development manager, and a 24-hour care line for added peace of mind. Ideally located with immediate access to bus links and a range of shopping amenities, this property combines comfort, convenience, and an attractive setting.

### Location

Parkview Lodge is the first block of flats on Wickham Road after the popular shops by the Park Langley roundabout providing a chemist, news agent, delicatessen and coffee shops plus off licence with post office and bakery. There is also now a Tesco Metro on the roundabout. Kelsey Park provides a delightful walk to Beckenham with paths passing the beautiful lake. Bus route 162 runs along Wickham Road for Bromley, Chislehurst and Beckenham High Street. From Beckenham Junction there are trains to Victoria and The City plus trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

3.04m x 1.24m (10'0 x 4'1) plus deep double storage cupboard with replaced fuse box, further cupboard housing Heatrae Sadia Electromax boiler for hot water and central heating, radiator, emergency pull cord

#### Living Room

4.45m x 3.35m (14'7 x 11'0) entryphone handset, intercom and emergency pull cord, wide archway to kitchen, radiator beneath replacement double glazed window to rear overlooking communal gardens with blind

#### Kitchen

2.08m x 2.08m (6'10 x 6'10) re-appointed with base cupboards and drawers beneath granite work surface incorporating drainer for circular stainless steel sink with mixer tap, matching granite upstand and window sill, Zenith freestanding fridge, inset 4-ring Hotpoint electric hob with stainless steel splashback and Indesit electric oven beneath, matching eye level glazed fronted display cabinets, ceramic floor tiling, replacement double glazed window to side with blind

#### Bedroom

4.16m max x 2.69m max (13'8 x 8'10) to include large fitted wardrobes to corner providing hanging and shelving, emergency pull cord, radiator beneath double glazed window to rear with blind

#### Shower Room

2.34m max x 1.68m max (7'8 x 5'6) re-appointed with tiled shower cubicle accessed via glazed hinged door with recessed shelving and seat, low level wc with concealed cistern beside base unit providing drawers and cupboard, vanity surface with recessed wash basin and mixer tap, matching eye level shelved cupboard and full height shelved cupboard beside shower cubicle, pelmet lighting, wall tiling, chrome heated towel rail, extractor fan

### Communal Facilities

#### Parkview Lodge

has delightful communal gardens backing onto Kelsey Park with door out from the large residents' lounge, laundry room with washing machines and tumble dryers, lift to all floors and a Guest Suite available at a nominal charge

### Additional Information

#### Lease

99 years from 1987 - to be confirmed

#### Ground Rent

to be confirmed

#### Maintenance

to be confirmed

#### Council Tax

London Borough of Bromley - Band C  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

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

