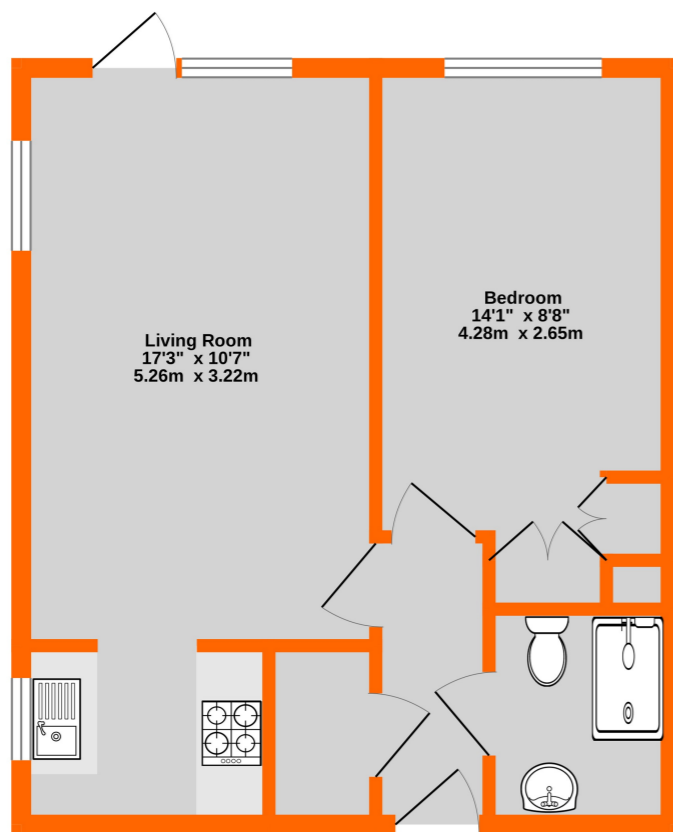


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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.
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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

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

£260,000 Leasehold

- Ground floor age-restricted (60+) flat
- Double bedroom with built-in wardrobes
- Updated kitchen with window to side
- Modernised including wood effect flooring
- Direct access to communal gardens
- Quiet position to rear of block
- Bathroom refitted as wet room
- Dual aspect living room with garden views

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

There are few opportunities in the local area, let alone in such a fabulous location, to obtain a retirement flat with direct access to the communal gardens but Park Court is one of them. Positioned to the rear of the block, enjoying privacy from the road at the front, this one bedroom flat has the further advantage for any new owner of modernisation by the previous owner, including wood effect flooring throughout, wet room style shower room and kitchen with added delight of a window enjoying an outlook over the gardens. The communal areas are currently being decoratively updated along with carpets and the block already enjoys a newly refurbished communal living room. Other standard features include laundry room, guest suite and part-time on site development manager.

Location

Conveniently located for the 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 High Street, 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

2.66m x 0.93m (8' 9" x 3' 1") intercom for 24 emergency care and emergency pull cord, cupboard with automatic light housing Megaflor pressurised hot water cylinder and fuse box, wood effect Karndean floor, doorway to

Living Room

5.26m x 3.22m (17' 3" x 10' 7") wood effect Karndean floor, marble fireplace surround with fitted electric fire, electric heater, wall light points, emergency pull cord, archway opening to kitchen, window to side and rear plus matching double glazed door to rear garden, all with fitted shutters

Kitchen

2.25m x 1.64m (7' 5" x 5' 5") modernised with base cupboards and drawers plus matching eye level units, work surfaces, stainless steel inset sink and drainer with mixer tap, integrated Neff slimline dishwasher, space for upright fridge/freezer, electric Stoves oven, pelmet lighting, vinyl flooring, double glazed window to side

Bedroom

4.28m x 2.65m (14' 1" x 8' 8") plus built-in double wardrobe with additional mirror fronted double wardrobe beside, wood effect Karndean floor, electric heater, emergency pull cord, wall light points, double glazed window with fitted blind to rear garden

Shower Room

1.91m x 1.6m (6' 3" x 5' 3") modified for mobility use with wet room style floor, glazed partition to shower area, white low level wc and matching wall mounted basin with mixer tap, fully tiled walls, heated towel rail, Dimplex wall mounted heater, emergency pull cord, extractor fan

Communal Facilities

Park Court

has a part-time Development Manager, 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 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

£3,848.70 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