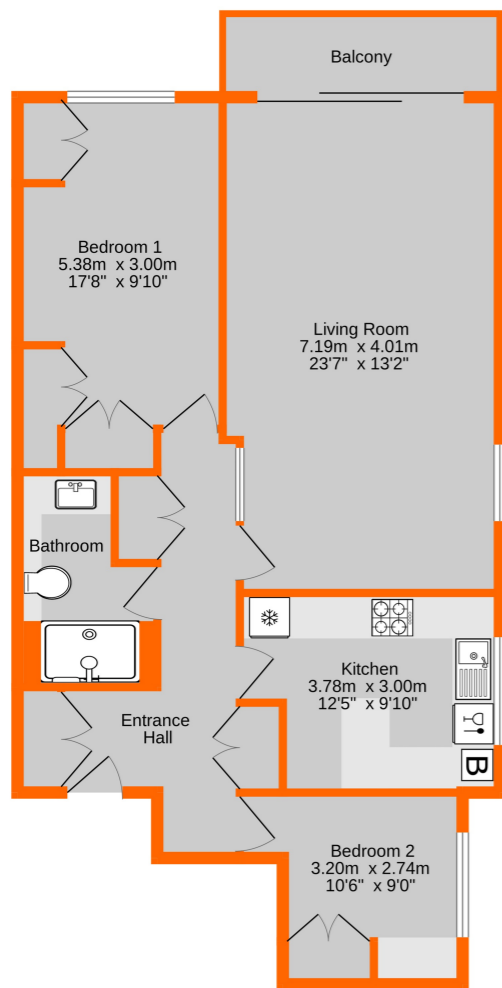


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor Flat
 79.4 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA : 79.4 sq.m. (855 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

8 Linden Court, 47 Wickham Road, Beckenham BR3 6QJ

£425,000 Share of Freehold

- Wonderfully located near Kelsey Park
- Fabulous living room with sunny balcony
- Bathroom now appointed as shower room
- Newly installed Vaillant combination boiler
- Second floor with spacious main rooms
- Kitchen/breakfast room with appliances
- Excellent storage to hall and bedrooms
- Communal gardens and garage to rear

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



8 Linden Court, 47 Wickham Road, Beckenham BR3 6QJ

Purpose built second floor flat with LIFT access, offered for sale CHAIN FREE by our PARK LANGLEY OFFICE, situated in the vicinity of Kelsey Park and popular shops on Wickham Road. Wonderfully large (7.2m/23'7) living room with spacious dining area and patio doors with plantation shutters to sunny BALCONY with westerly aspect. Fitted kitchen /breakfast room with recently renewed combination boiler. Two bedrooms with range of fitted wardrobes and matching units plus bathroom now appointed as a shower room. Three double cupboards to entrance hall providing good storage plus garage to rear with electric up and over door. Well presented and ideally located for a down size move or young professionals wanting easy access to shops, restaurants and stations in central Beckenham.

Location

In a popular position with local shops at the end of Wickham Road by the Park Langley roundabout as well as a Tesco Express. Entrances to Kelsey Park will be found on the opposite side of Wickham Road and walking through Kelsey Park provides an alternative route to Beckenham High Street, approximately half a mile away. From Beckenham Junction there are frequent trains to Victoria and also The City, as well as tram services to Croydon and Wimbledon. Buses run along Wickham Road to central Beckenham and Bromley.



Second Floor

Large Entrance Hall

6.48m max x 2.57m max (21'3 x 8'5) useful storage including double cupboard beside front door, further double coat cupboard and double linen cupboard, covered radiator, entryphone, wood finish flooring

Kitchen/Breakfast Room

3.76m max x 3.00m max (12'4 x 9'10) base cupboards and drawers beneath work surfaces plus integrated dishwasher and washing machine, inset single drainer sink with mixer tap, stainless steel cooker hood above Neff 4-burner gas hob with electric double oven beneath, fitted breakfast table matching work surfaces, eye level cupboards and double cupboard above work surface concealing recently replaced Vaillant combination boiler, pull-out larder unit beside integrated upright fridge/freezer, wall tiling, covered radiator, wood finish Amtico flooring, double glazed window to side

Spacious Living Room

7.19m x 4.01m max (23'7 x 13'2) ample space for dining table, covered radiator, wall light points, high level double glazed window to side, double glazed sliding patio door unit with fitted plantation shutters to balcony

Balcony

2.64m x 1.21m (8'8 x 4'0) to front with sunny westerly aspect, tiled floor

Bedroom 1

5.38m x 3.00m (17'8 x 9'10) includes original built-in wardrobe to end wall with replacement triple doors to match further fitted wardrobes either side of recess for double bed plus dressing table with drawers and laundry basket beneath, radiator, double glazed window to front

Bedroom 2

3.20m x 2.72m (10'6 x 8'11) includes fitted double wardrobe and base unit with cupboards and drawers having shelves above, radiator, double glazed window to side

Bathroom

3.12m max x 2.04m max (10'3 x 6'8) appointed as shower room with full width tiled shower having sliding door and Aqualisa controls, white low level wc and wash basin with mixer tap recessed into base unit with double cupboard beneath, tiled walls, radiator, Amtico flooring, extractor fan above shower

Outside

Garage

5.1m x 2.7m (16'9 x 8'10) with up and over door, situated to rear approached via driveway beside building

Communal Gardens

approached via gate from driveway, secluded and laid to lawn with established borders, visitor parking spaces to front

Additional Information

Lease

will be sold with 999 year term as vendor is in the process of extending the lease (originally 125 years from 1 July 1984) with SHARE OF FREEHOLD

Maintenance

£1,352 for the current year (£676 paid per 6 months) - Details to be confirmed

Ground Rent

£1 per annum, collected every 5 years - In January 2022 £5.00 charged for 1 January 2022 to 31 December 2026 - with new lease term will be zero Ground Rent

Council Tax

London Borough of Bromley - Band E

Agents Note

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