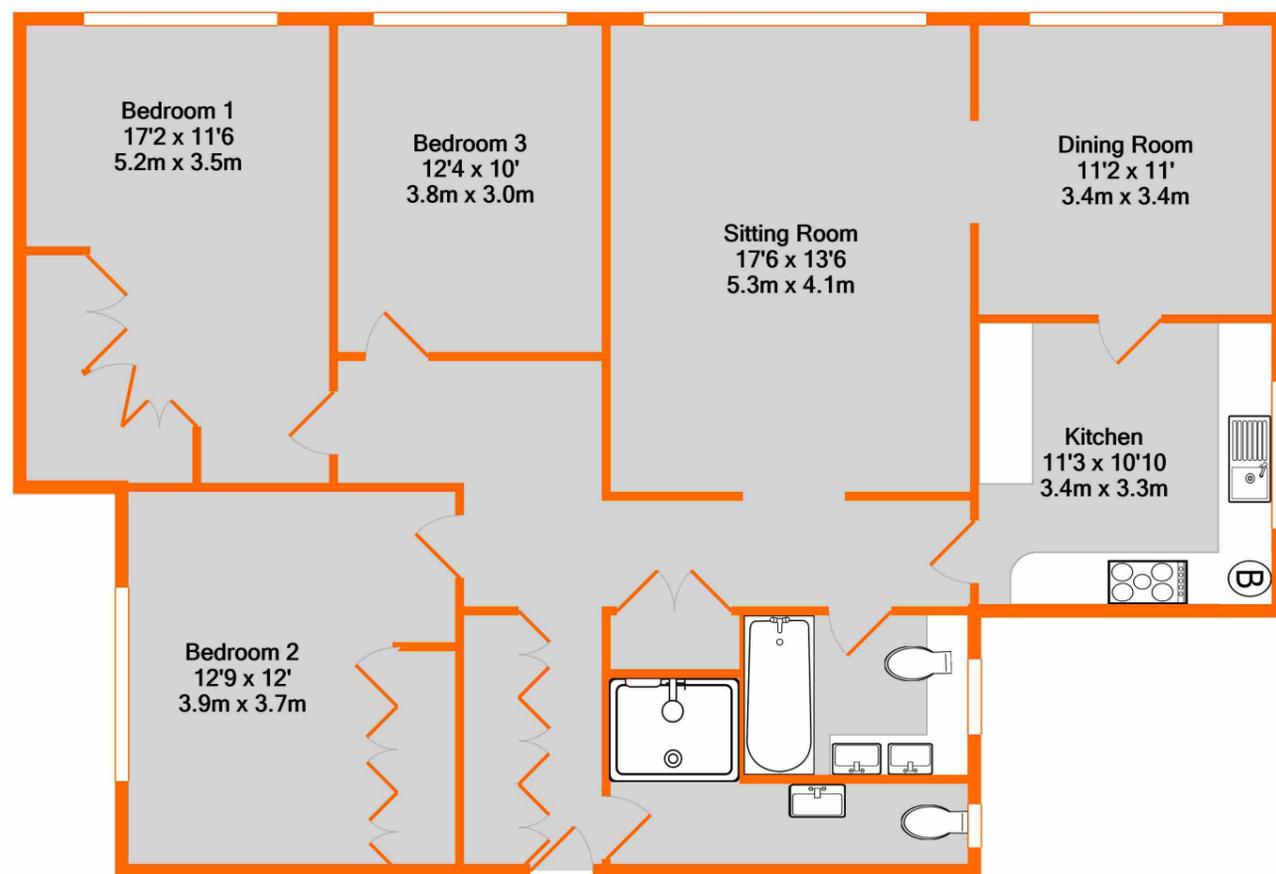


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81
EU Directive 2002/91/EC			



TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee 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.
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Viewing by appointment with our Park Langley Office - 020 8658 5588

8 Kelsey Court, 66 Wickham Road, Beckenham, Kent BR3 6LY

£665,000 Share of Freehold

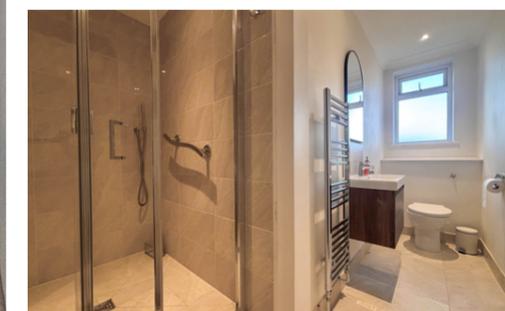
- Popular location near Kelsey Park and shops
- Extremely spacious second floor flat
- Three generous double bedrooms
- Bathroom and separate shower room
- Two spacious reception rooms
- Modernised and well presented
- Purpose built block with lift
- Double garage and communal gardens

8 Kelsey Court, 66 Wickham Road, Beckenham, Kent BR3 6LY

A fantastic opportunity to acquire this spacious second floor flat, offered to the market 'Chain Free' for a smooth and straightforward purchase. This well presented home boasts generously proportioned rooms and a sociable layout, with the living areas enjoying stunning westerly views, perfect for relaxing or entertaining. The modern fitted kitchen complements the space beautifully, while all three bedrooms are comfortable doubles. There are two well appointed bathroom facilities, one featuring a bath and the other a separate shower, adding convenience for busy households. A large entrance hall provides ample storage, and the property has benefitted from upgrades to both the heating system and electrical wiring in recent years. The development itself offers a wealth of advantages, including a lift service, Share of Freehold with an active residents' committee, visitor parking to the front, and a private garage for each flat to the rear. Residents also enjoy access to well maintained communal gardens, with the added bonus of private gated access directly into the beautiful Kelsey Park.

Location

This is a prime location only a couple of hundred yards from the popular parade of shops on Wickham Road, by the Park Langley roundabout. Entrances to Kelsey Park will also be found on Wickham Road and walking through Kelsey Park, passing the lake, provides an alternative route to Beckenham High Street, approximately three quarters of a mile away. From Beckenham Junction Station there are trains to Victoria and at peak times The City as well as trams to Croydon and Wimbledon. Bus route 162 runs along Wickham Road for Beckenham, Bromley and Chislehurst.



Second Floor

Entrance Hall

6.02m max x 5.61m max (19'9" x 18'5") excellent range of storage cupboards, two radiators, entryphone

Sitting Room

5.33m x 4.11m (17'6" x 13'6") spacious with radiator beneath large double glazed window to rear with attractive views over communal gardens, wide opening to

Dining Room

3.40m x 3.35m (11'2" x 11'0") radiator beneath large double glazed window to rear

Re-Appointed Kitchen

3.43m x 3.30m (11' 3" x 10' 10") gloss fronted base cupboards and drawers plus matching eye level units, quartz work surface with drainer for 1½ bowl stainless steel sink and mixer tap, stainless steel Bosch extractor above matching inset 5-ring gas hob, AEG electric oven, upright fridge/freezer, integrated Kenwood dishwasher and Bosch washing machine, wood finish flooring, wall tiling, downlights, concealed wall mounted Worcester combination boiler, glazed doors from hall and dining area, double glazed window to side

Shower Room

3.61m max x 2.57m max (11' 10" x 8' 5") L-shaped with large tiled shower with larger than average wet room style floor having fixed overhead shower, further hand spray attachment, extractor fan and glazed hinged door, white low level wc with concealed cistern, wall mounted wash basin with tiled splashback and mixer tap, chrome heated towel rail, tiled floor with electric underfloor heating, downlights, double glazed window

Bedroom 1

5.23m x 3.51m (17'2" x 11'6") newly fitted wardrobes providing excellent storage, radiator beneath double glazed window to rear

Bedroom 2

3.89m x 3.71m (12'9" x 12'2") includes wardrobes with high level cupboards above, radiator beneath double glazed window to side

Bedroom 3

3.76m x 3.05m (12'4" x 10'0") radiator beneath double glazed window to rear

Bathroom

2.59m x 1.83m (8'6" x 6'0") well appointed with large white bath having central mixer tap, low level wc with concealed cistern, twin wash basins with mixer taps set on deep shelf, attractive wall tiling, heated towel rail, tiled floor, downlights, extractor fan, double glazed window to side

Outside

Double Garage

5.63m x 4.9m (18'6" x 16'1") situated en-bloc to rear approached via Kelsey Park Avenue (no.8) with electrically operated up and over door, light and power

Communal Gardens

to the rear of the property enjoying a sunny westerly aspect with extensive lawn, trees and borders including an attractive variety of shrubs and plants. Path leading to garage area

Parking

for residents and visitors to front of building

Additional Information

Lease

999 years from 25 December 1995 with Share of Freehold - to be confirmed

Maintenance

£1,500 per annum (£750 paid twice yearly to Kelsey Court Management Company Ltd) - to be confirmed

Council Tax

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

Utilities

MAINS - Gas, 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