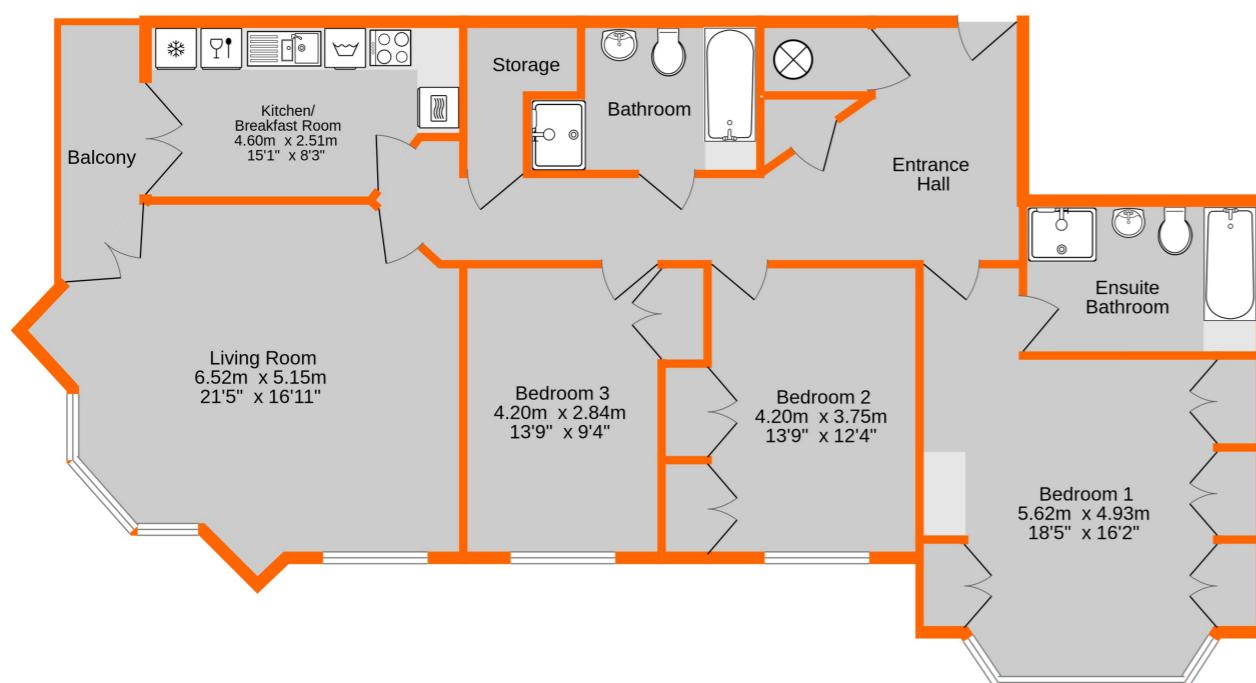


2nd Floor Flat
126.3 sq.m. (1359 sq.ft.) approx.



TOTAL FLOOR AREA : 126.3 sq.m. (1359 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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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For further details please visit our website - www.proctors.london



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

11 Kelsey Park Mansions, 78 Wickham Road, Beckenham BR3 6QH
£830,000 Share of Freehold

- Prestigious age-exclusive modern development
- Lovely communal grounds backing Kelsey Park
- Magnificent double aspect living room
- Sunny south facing balcony with dual access
- Close to bus routes and Park Langley shops
- THREE double bedrooms and two bathrooms
- Extensive wardrobes and plentiful storage
- Long lease (999 years) with Share of Freehold

11 Kelsey Park Mansions, 78 Wickham Road, Beckenham BR3 6QH

One of the largest designs in this popular age exclusive development (55+) offering THREE GENEROUS DOUBLE BEDROOMS with the original third bedroom being used as a dining room. This still leaves a large fabulous main bedroom with immaculate and spacious en suite bathroom including both bath and shower cubicle. Bedroom 2 has further wardrobes and the second beautifully appointed bathroom is off the hall along with plentiful additional storage. The kitchen/breakfast room includes integrated appliances and is separate from the impressive double aspect living room, with both having double doors to the SOUTH FACING BALCONY to the side of the block. Along with delightful setting and west facing rear garden, backing onto the beautiful Kelsey Park, there is the added benefit of TWO ALLOCATED SPACES in the gated underground car park with LIFT service from here to all floors.

Location

In an excellent position beside an entrance to Kelsey Park with pathways to the beautiful lake and leading through the park to Beckenham High Street (about three quarters of a mile away). Popular local shops are only a few hundred yards away at the end of the road, by the Park Langley roundabout, with a Tesco Express just around the corner. Bus services run along Wickham Road to Beckenham, including Beckenham Junction station, and Bromley Town Centre. For easy access to central London, from Beckenham Junction there are trains to Victoria and The City as well as tram services to Croydon and Wimbledon.



Second Floor

Impressive Entrance Hall

9.83m max x 3.44m max (32'3 x 11'3) includes walk in airing cupboard with slatted shelves, Ariston pressurised hot water cylinder and Heatrae Sadia electric boiler, walk in store cupboard (L-shaped) with shelving, additional large cupboard with power point and coat hooks, radiator, entryphone

Kitchen/Breakfast Room

4.6m x 2.51m (15'1 x 8'3) base cupboards, drawers including deep pan drawers, integrated Bosch dishwasher and washer/dryer beneath granite work surfaces, inset 1½ bowl stainless steel sinks with mixer tap and waste disposal, stainless steel cooker hood above Bosch touch control Induction hob, integrated fridge/freezer, Bosch built in electric oven and microwave, wall tiling above work surfaces, eye level cupboards, tiled floor with space for table and chairs, double glazed doors to balcony

Balcony

southerly facing and also accessed from living room

Living Room

6.52m max x 5.15m (21'5 x 16'11) plus angled recess, two radiators, double glazed window to front plus corner bay with additional double glazed windows and double glazed doors to balcony

Bedroom 3/Dining Room

4.2m x 2.84m (13'9 x 9'4) plus built in double wardrobe, radiator, double glazed window to front

Bedroom 1

5.62m max x 4.93m max (18'5 x 16'2) includes recess by door, three large built in double wardrobes to one wall plus additional fitted double wardrobe with matching drawer unit to one side, radiator, wide bay with double glazed windows to front

En Suite Bathroom

3.5m x 1.98m (11'6 x 6'6) white panelled bath with mixer tap and shower attachment, low level wc, wash basin, large tiled shower cubicle with hinged doors, tiled walls, heated towel rail, tiled floor, large mirror and shaver point above basin

Bedroom 2

4.2m x 3.75m max (13'9 x 12'4) includes pair of built in double wardrobes, radiator, double glazed window to front

Second Bathroom

3.31m x 1.98m (10'10 x 6'6) includes tiled double shower cubicle with hinged doors, wash basin, low level wc, panelled bath with mixer tap and shower attachment, tiled walls, radiator, large mirror and shaver point above basin

Outside

Parking

two allocated parking spaces (side by side) measuring 5.30m x 5.00m (17'5 x 16'5) in gated underground car park with lift service to upper floors - driving into carpark and turning right, spaces are furthest on the left. Store room to rear of car park with allocated locker.

Communal Grounds

backing onto Kelsey Park laid to lawn with pathways, attractive borders, established shrubs and trees

Additional Information

Lease

999 years from 1 January 2008 with Share of Freehold

Maintenance

£3,973.52 for year 01.09.25 to 31.08.26, paid to Prime Property Management

Council Tax

London Borough of Bromley - Band G

Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Electricity, Gas, Water and Sewerage (No gas currently connected at this flat as heating has electric boiler)

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