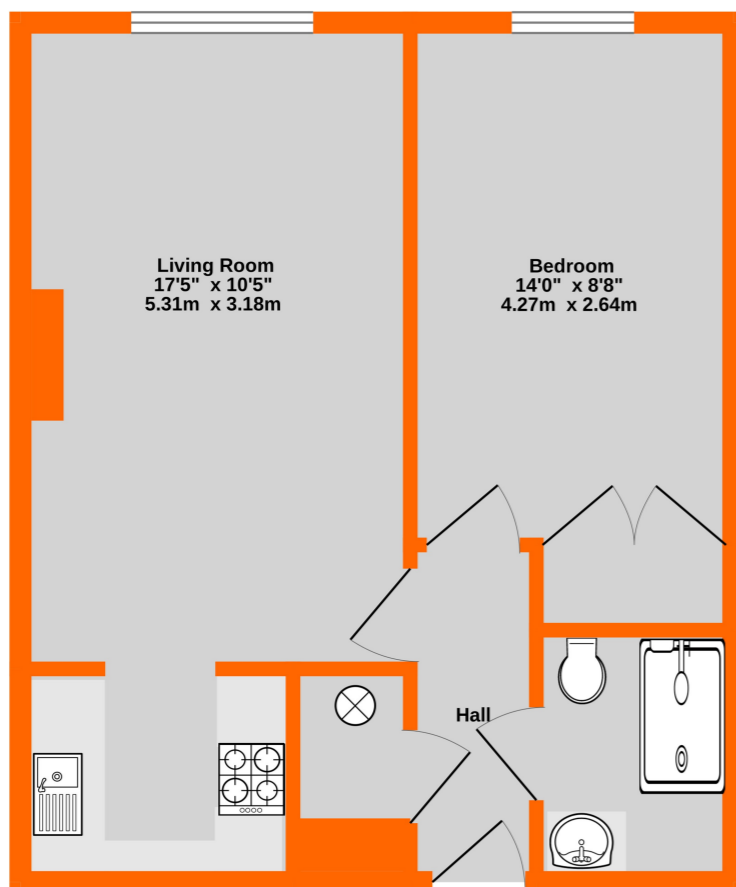


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	78
England, Scotland & Wales		EU Directive 2002/91/EC	

THIRD FLOOR  
 434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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

**£195,000 Leasehold**

- Bright top floor flat with lift access
- Near Park Langley shops and Kelsey Park
- Newly fitted kitchen off living room
- Communal lounge and laundry room
- Popular age restricted retirement flat
- Large windows with westerly aspect
- Bedroom and re-appointed shower room
- Bus stops close by for local services

## 30 Park Court, 63-65 Wickham Road, Beckenham BR3 6QN

Top floor retirement flat with LIFT access near popular shops by the Park Langley roundabout and opposite an entrance to KELSEY PARK. This is a sought after block for residents over the age of 60 with a Development Manager on site at specified times, attractive communal gardens and car park to rear. Other communal facilities include a generous residents' lounge and laundry room. The flat itself offers bright and airy rooms with large double glazed windows to front of building providing attractive views and plenty of natural light. The good size lounge gives plenty of space for a table and has an arched opening to the newly fitted kitchen. The bedroom has a double wardrobe providing hanging with shelf above and there is a re-appointed shower room off the hall along with a deep storage/airing cupboard. The property is available "CHAIN FREE" and a viewing can easily be arranged, so please contact us.

### Location

The popular shops on the opposite side of Wickham Road provide a chemist, newsagent, French delicatessen, Daisy Grey coffee shop, wine merchant with post office and Sponge Kitchen bakers plus Tesco Express just around the corner on Stone Park Avenue. Opposite this development is an entrance to Kelsey Park providing an arave walk to Beckenham High Street about three quarters of a mile away. Bus route 162 runs along Wickham Road for Beckenham and Bromley. From Beckenham Junction there are trains to Victoria and the City as well as trams to Croydon and Wimbledon.



### Third Floor

#### Entrance Hall

2.65m x 0.94m (8'8 x 3'1) plus deep cupboard with trip fuses and insulated hot water cylinder having immersion with slatted shelves beneath, entryphone with intercom and emergency pull cord

#### Living Room

5.3m x 3.17m (17'5 x 10'5) imitation fireplace with power point for electric fire, updated electric heater, emergency pull cord, large double glazed window to front

#### New Kitchen

2.23m x 1.65m (7'4 x 5'5) white gloss fronted base cupboards and drawers plus matching eye level units, work surfaces to three walls having matching upstand, concealed extractor hood above inset Bosch 4-ring electric hob with stainless steel electric Bosch oven beneath, inset sink and drainer with mixer tap and integrated Blomberg fridge/freezer, wood effect floor, downlights, archway from living room

#### Double Bedroom

4.27m x 2.64m (14'0 x 8'8) plus double wardrobe recess providing hanging with shelf space above, Dimplex night storage heater, emergency pull cord, large double glazed window to front

#### Re-Appointed Shower Room

2.06m x 1.60m (6'9 x 5'3) large tiled shower cubicle with glazed sliding door, electric Triton shower, white low level wc and matching pedestal wash basin with mixer tap and tiled splashback, wood effect floor, extractor fan (TBC), downlights, chrome heated towel rail (previously fitted as bathroom)

### Communal Facilities

#### Park Court

has a 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

#### Parking

for residents and visitors to the rear approached via driveway beside the building

#### Communal Gardens

attractive and well maintained areas of garden to both the front and rear of the property with tree-lined path to the main entrance

### Additional Information

#### Lease

125 years from September 1987 - to be confirmed

#### Ground Rent

£494.74 per annum - 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

