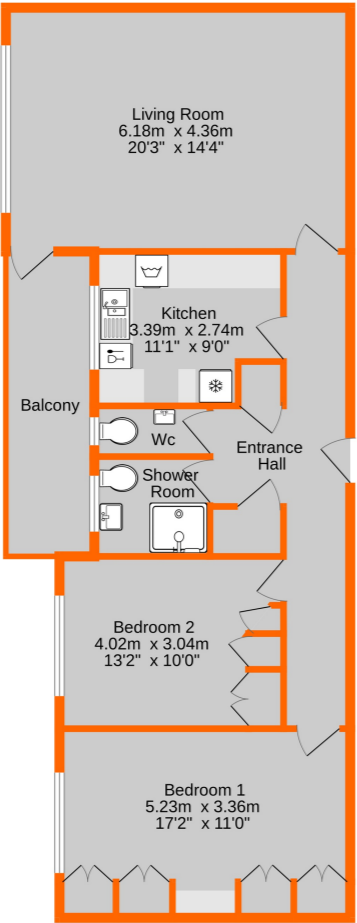


Ground Floor
85.8 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (924 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.
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.
For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors



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

16 Andrew Court, 68 Wickham Road, Beckenham BR3 6RG £425,000 Share of Freehold

- Third floor flat with NO ONWARD CHAIN
- Sought after block close to Kelsey Park
- Particularly spacious accommodation
- Updated shower room and separate wc
- Long lease and SHARE OF FREEHOLD
- Near Park Langley shops and bus routes
- Two large bedrooms with wardrobes
- Impressive living room and BALCONY

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16 Andrew Court, 68 Wickham Road, Beckenham BR3 6RG

Wonderfully spacious third floor flat, available via our PARK LANGLEY OFFICE in great location near Kelsey Park. This is TOP FLOOR for this part of the building giving additional light to the BALCONY and rooms with large double glazed windows. Both bedrooms are large double rooms and the main bedroom is particularly impressive with extensive wardrobes. Both the shower room and separate wc have double glazed windows and the fitted kitchen includes a large fridge/freezer, washing machine and dishwasher. The spacious hall gives a wonderful first impression and the impressive living room provides plenty of space for a dining table with a door to the balcony. The flat is neatly presented and will be sold CHAIN FREE with the advantage of this prime location, GARAGE plus STORAGE ROOM offering useful extra space and LIFT ACCESS from the generous entrance to the building.

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 The City plus trams to Croydon and Wimbledon. Bus route 162 runs along Wickham Road from Beckenham, Bromley, Chislehurst and Eltham with a bus stop immediately outside Andrew Court.



Third Floor

Large Entrance Hall

8.86m max x 2.53m max (29'1 x 8'4) large coat cupboard and storage cupboard with high level cupboards above, two radiators, video entryphone

Bedroom 1

5.23m x 3.36m (17'2 x 11'0) includes extensive range of wardrobes beside central dressing table with mirror and locker cupboards above, radiator, double glazed window to front

Bedroom 2

4.02m x 3.04m (13'2 x 10'0) includes fitted wardrobes and cupboard with shelves, radiator, double glazed window to front

Bathroom

2.05m x 1.78m (6'9 x 5'10) updated as a shower room with tiled shower cubicle having hinged door, wash basin with mixer tap having two drawers beneath, low level wc, tiled walls with inset mirror, shaver point, heated towel rail, Amtico flooring, extractor fan and double glazed window to front

Cloakroom/Separate WC

white low level suite, wash basin with mixer tap having cupboard beneath, tiled walls with mirror above basin, shaver point, Amtico flooring, double glazed window to front

Living Room

6.18m x 4.36m (20'3 x 14'4) wall light points, additional entryphone handset, two radiators, large double glazed window to front

Balcony

5.5m x 1.27m (18'1 x 4'2) accessed via door from living room

Kitchen

3.39m x 2.74m (11'1 x 9'0) base cupboards and drawers beneath work surfaces plus Bosch washing machine and slimline dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above space for slot-in cooker, large upright fridge/freezer, wall tiling above work surfaces, eye level cupboards including corner cupboard concealing gas fired Worcester combination boiler, double glazed window to front overlooking balcony

Outside

Garage

6.35m x 2.78m max (20'10 x 9'1) at front of building (2nd to left of drive through beneath building), electrically operated up and over door, light and door to store room

Store Room

2.18m x 1.81m (7'2 x 5'11) with light

Visitor Parking

to front of building

Communal Gardens

beautifully landscaped garden to rear

Additional Information

Lease

999 years from 29 September 1988 with SHARE OF FREEHOLD - to be confirmed

Maintenance

Service charge for second quarter of 2025 - £540 (£450 + £90 payment to Reserve Fund). Therefore circa £2,160 per annum.

Council Tax

London Borough of Bromley - Band E
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