



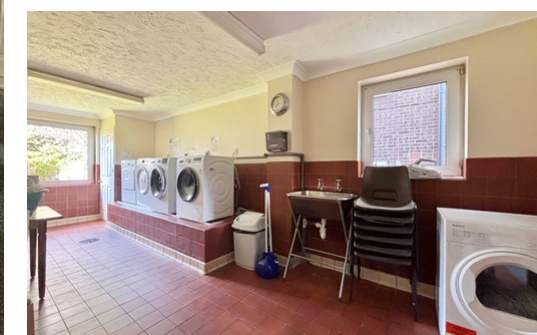


## 7 Park Court, 63-65 Wickham Road, Beckenham BR3 6QN

Sought after ground floor flat in an age-restricted (60+) block, enjoying DIRECT ACCESS TO GARDENS that can also serve as a private entrance to the property. Occupying an advantageous corner position to front of building, giving sunny southerly and westerly aspects in the living room with the private door out to the grounds, OPPOSITE AN ENTRANCE TO KELSEY PARK. Buyers will wish to modernise the kitchen but there is a RE-APPOINTED SHOWER ROOM, updated in past years. Storage areas include a cupboard off the entrance hall and built in double wardrobe to the main bedroom. Park Court provides a part time development manager during the week with 24 hour online care service responding to the intercom and emergency pull cords throughout the flat. A communal living room offers a lovely sociable space for the residents, recently refurbished and re-carpeted along with the adjoining kitchen. There is also a laundry room to the ground floor and use of beautifully maintained communal gardens to both front and rear plus visitor parking.

### Location

Conveniently located for the popular shops on Wickham Road at the Chinese roundabout providing a chemist, newsagent, delicatessen, coffee shops, bakery and off licence with post office plus Tesco Express just around the corner. Bus route 162 runs along Wickham Road for Bromley, Chislehurst and Beckenham High Street. Kelsey Park provides an attractive walk to Beckenham High Street, about three quarters of a mile away and from Beckenham Junction there are trains to Victoria as well as trams to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

2.67m x 0.94m (8' 9" x 3' 1") emergency pull cord and intercom, large cupboard with slatted shelves beneath water cylinder, fuse box and further shelving

#### Living Room

4.7m x 3.21m (15' 5" x 10' 6") Dimplex night storage heater, doorway to kitchen, emergency pull cord, wall lights points, double glazed tilt and turn window to side, double glazed door to west facing communal terrace

#### Kitchen

2.25m x 1.65m (7' 5" x 5' 5") base cupboards and drawers with matching eye level units, work surfaces, stainless steel sink and drainer, electric Beko oven with 4-ring hob, space for undercounter fridge, double glazed tilt and turn window to side

#### Bedroom

4.26m max x 2.66m (14' 0" x 8' 9") to include large built in double wardrobe with mirrored fronted folding doors, emergency pull cord, wall light point, Dimplex night storage heater, double glazed tilt and turn window to front

### Shower Room

2.04m x 1.64m (6' 8" x 5' 5") tiled shower cubicle with glazed folding door, electric Triton shower, white low level wc, wash basin with mixer tap having cupboards and drawers beneath, fully tiled walls, wall mounted electric heater, extractor fan, wall light point, emergency pull cord and electric heated towel rail

### Facilities

#### Park Court

has a part time development Manager, 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

#### Communal Gardens

delightful rear garden is an attractive feature and to the front there is a tree-lined path to the main entrance with additional garden laid to lawn

#### Parking

parking with permits to the rear for both residents and visitors, approached via driveway beside the building

### Additional Information

#### Lease

125 years from 1 September 1987 - to be confirmed

#### Ground Rent

£219.88 for half year from 1.3.25 to 31.8.25 (paid) - to be confirmed

#### Maintenance

£1,457.82 for half year from 1.3.25 to 31.8.25 (paid) - to be confirmed

#### Council Tax

London Borough of Bromley - Band C  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

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