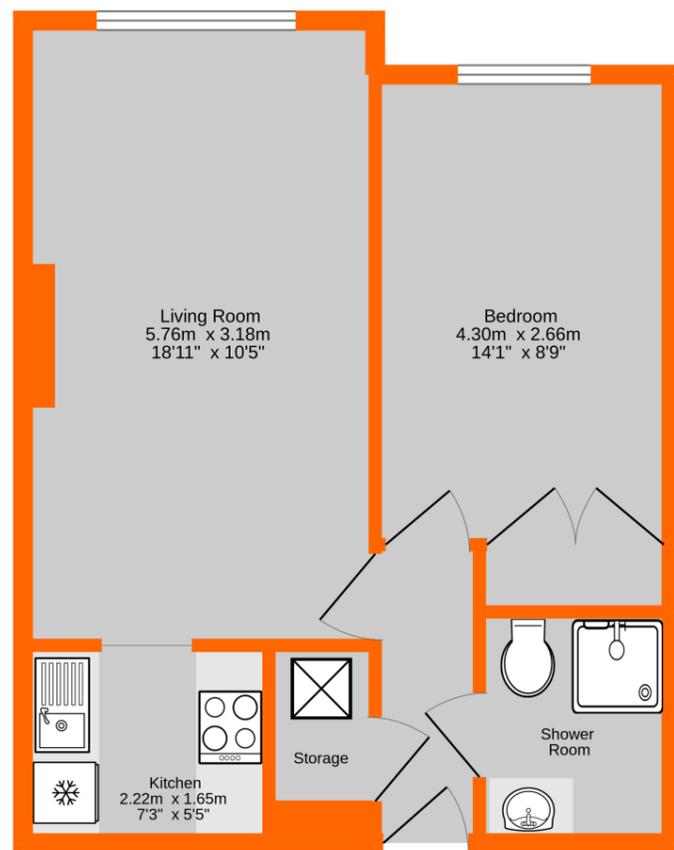


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	80
		EU Directive 2002/91/EC	

First Floor Flat
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 41.8 sq.m. (450 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



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

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

£169,500 Leasehold

- First floor retirement flat
- Bedroom with fitted wardrobe
- Living room overlooking gardens
- Communal facilities and lift
- Popular age restricted (60+) block
- Sought after location
- Opposite entrance to Kelsey Park
- Car park and attractive grounds

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

One of the first floor flats with larger rooms in this extremely popular age restricted (60+) block, situated with absolute convenience opposite the PARK LANGLEY parade of shops by the Chinese roundabout, with easy access to the stunning Kelsey Park giving a delightful walk to central Beckenham. LIFT service provides access to all floors including this flat positioned to the quieter rear of the block with large double glazed tilt-and-turn windows affording great ventilation and views over the communal gardens. On the ground floor of the block there is a generous communal lounge with kitchen, plus the Development Manager's office (on duty week day afternoons) and parking is available to the rear of the building. A well presented flat with some scope for updating.

Location

The popular shops on the opposite side of Wickham Road provide a chemist, newsagent, French delicatessen, Daisy Grey coffee shop, convenience store, wine merchant with post office and Sponge Kitchen bakers. Opposite this development is an entrance to Kelsey Park providing an attractive 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.



First Floor

Entrance Hall

2.67m x 0.94m (8'9 x 3'1) plus large built-in cupboard with trip fuses and double power point plus hot water tank with immersion having slatted shelves beneath, entryphone with emergency pull cord and intercom

Living Room

5.76m x 3.18m (18'11 x 10'5) spacious with ornamental fireplace surround having power point for electric fire, night storage heater, emergency pull cord, space for table and chairs, double glazed window to rear with great outlook over communal gardens

Kitchen

2.22m x 1.65m (7'3 x 5'5) base cupboards and drawers plus space for fridge/freezer beneath work surfaces, single drainer stainless steel sink with base cupboard and drawer beneath, space with Indesit slot-in electric cooker having 4-ring electric hob and oven, wall tiling, eye level cupboards, extractor

Double Bedroom

4.30m x 2.66m (14'1 x 8'9) plus built-in double wardrobe with mirrored folding doors, electric radiator, emergency pull cord, double glazed window to rear

Bathroom

2.07m x 1.66m (6'9 x 5'5) now appointed as shower room with Mira shower unit having low level screen and curtain, wash basin set into unit with double cupboard beneath, low level wc, tiled walls, heated towel rail, Dimplex wall mounted fan heater, mirror above basin, extractor and emergency pull cord

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 building

Communal Gardens

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

Additional Information

Lease

125 years from 1 September 1987 - to be confirmed

Ground Rent

£494.74 reviewed every 25 years with next review due 2035 - to be confirmed

Maintenance

£1,984.71 for the period covering 2.3-31.8.26 paid to FirstPort (£3,969.42 for the year) - to be confirmed

Council Tax

London Borough of Bromley Council Tax Band C
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