



## **Markham Court, 39 Wickham Road, Beckenham, Kent BR3 6TP**

### **Leasehold**

### **Offers In Excess Of £400,000**

Situated opposite Kelsey Park this spacious three double bedroom second floor flat is offered 'Chain Free' with a long lease and in show home condition. Close to local shops and within easy reach of central Beckenham with vast array of shops and transport links to London, the accommodation comprises large entrance hall, family bathroom and separate WC, fitted kitchen, three double bedrooms and 17'10 x 13'9 lounge. Additional benefits include lift, garage en bloc to rear and ample parking.

## Property Features

- CHAIN FREE
- SHOW HOME CONDITION
- THREE BEDROOMS
- 17'10 x 13'9 LOUNGE
- LONG LEASE
- REMODELLED BATHROOM
- FITTED KITCHEN
- WALKING DISTANCE TO SHOPS & KELSEY PARK
- LIFT

## Property Description

### COMMUNAL ENTRANCE HALL

Communal entrance hall entered via secure video entry phone system. Stairs & lift to all floors with double glazed windows.

### ENTRANCE HALL

15' 9" x 9' 2" (4.8m x 2.79m) Max

Hardwood front door leads into large carpeted entrance hall with built in storage cupboards.

### LOUNGE

17' 10" x 13' 9" (5.44m x 4.19m)

Two double glazed windows to front, coving, designer radiator and parquet flooring. Open plan to dining room.

### BEDROOM

14' 1" x 10' 0" (4.29m x 3.05m) Max

Currently used as a dining room. Double glazed window to front, coving, designer radiator and open plan to lounge.

### FITTED KITCHEN

10' 1" x 8' 0" (3.07m x 2.44m)

Double glazed window to rear. Range of base units with work surfaces over inset 1½ bowl stainless steel sink with mixer tap and drainer, built in electric oven, four ring gas hob with extractor fan over and vinyl flooring.

### FAMILY BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m)

Opaque double glazed window to rear and fully tiled walls. Panel bath with mixer tap and electric Triton shower over, low level WC, wash hand basin with mixer taps and vinyl flooring.

### SEPARATE WC

6' 4" x 3' 2" (1.93m x 0.97m)

Opaque double glazed window to rear, low level WC.

### BEDROOM

13' 5" x 11' 8" (4.09m x 3.56m) (To Wardrobes)

Double glazed windows to rear, coving, designer radiator and range of fitted wardrobes.







### BEDROOM

14' x 9' 0" (4.27m x 2.74m)

Double glazed window to front. Built in wardrobe, coving and designer radiator.

### COMMUNAL GARDENS & GARAGE

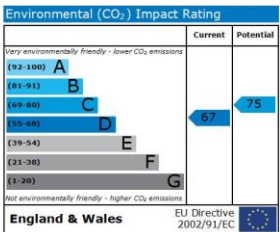
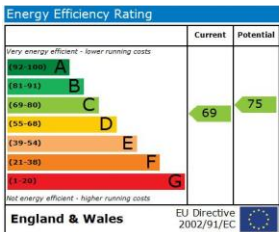
Well tended communal gardens with garage en bloc to rear with up and over door and ample parking.

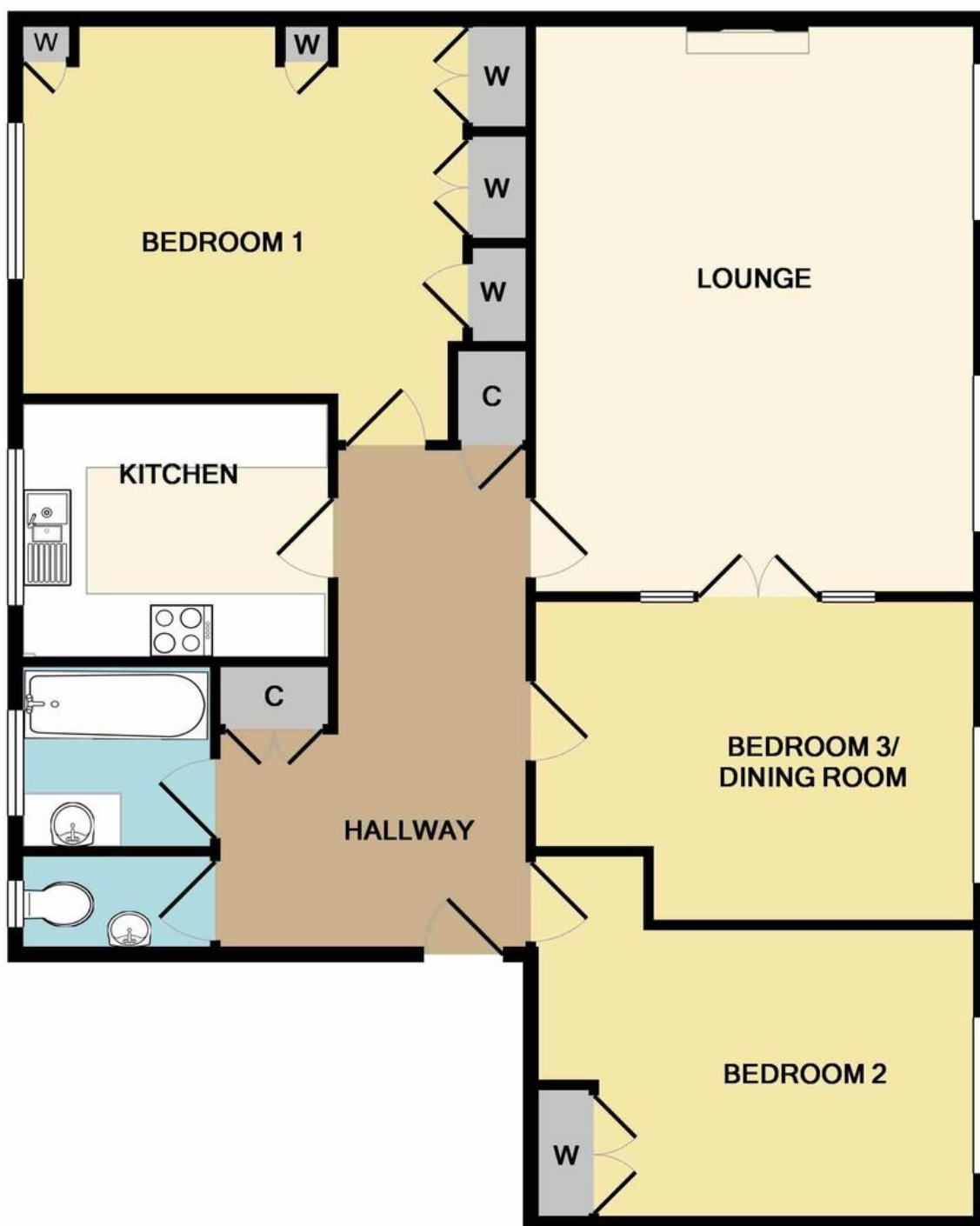
### LEASE & CHARGES

The flat comes with a lease of approx 111 years remaining. The service charge is approximately £1373.34 per annum, with a £100 per annum ground rent.

### DIRECTIONS

From our office in Westmoreland Road turn right at the traffic lights into Hayes Lane and proceed to the roundabout at the end. At the roundabout take the fourth turning into Wickham Road and Markham Court is approximately half way down on the right hand side.





**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band D

**Viewings:** Strictly by appointment only



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