

# THOMAS BROWN

ESTATES



**22 Wood Martyn Court, Orpington, BR6 0SS** **Asking Price: £310,000**

- 2 Double Bedroom Apartment with Balcony
- Central Location for High Street & Station
- Modern Decor
- Allocated Parking





## Property Description

Thomas Brown Estates are delighted to market this very well presented two double bedroom purpose built balcony apartment situated in the centre of Orpington with excellent access to the High Street and Orpington Station. The property consists of a communal entrance hall with video intercom, private entrance hall, large lounge/diner with balcony that is open plan to the modern fitted kitchen, two double bedrooms and a sizeable family bathroom. There is a serviced lift for access and allocated parking in the covered car park. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the central location and condition of property on offer.





## COMMUNAL ENTRANCE

Serviced lift, communal stairs.

## HALL

Front door, video intercom system, storage cupboards, radiator.

## LOUNGE/DINER

16' 08" x 10' 05" (5.08m x 3.18m) Double glazed sliding door to balcony, carpet, radiator, open plan to kitchen.

## KITCHEN

10' 05" x 6' 07" (3.18m x 2.01m) Range of matching wall and base units with worktops over, built in electric hob with extractor over, built in oven, 1 1/2 bowl stainless steel sink with drainer, space for washing machine, space for dishwasher, space for fridge freezer.



## BEDROOM 1

17' 08" x 9' 01" (5.38m x 2.77m) (measured to front of wardrobes). Fitted wardrobes, double glazed window, carpet, radiator.

## BEDROOM 2

13' 08" x 6' 05" (4.17m x 1.96m) Double glazed window, carpet, radiator.



## BATHROOM

WC, bath with shower over, wash hand basin in vanity unit, part tiled walls, vinyl flooring.

## OTHER BENEFITS INCLUDE:

ALLOCATED PARKING

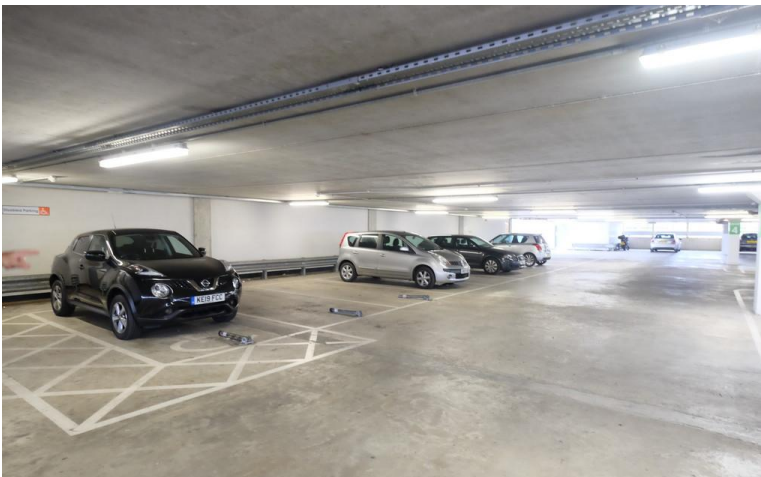
DOUBLE GLAZING

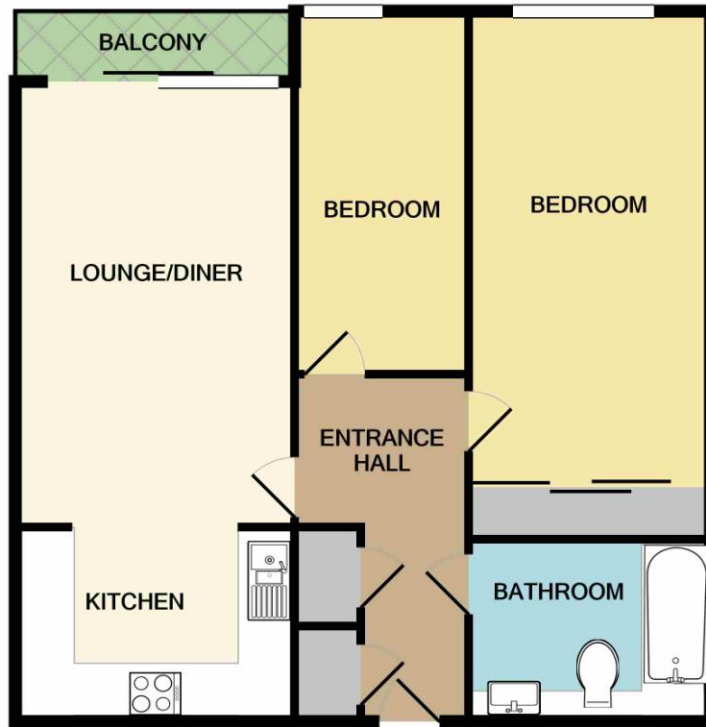
CENTRAL HEATING SYSTEM

BIKE STORAGE

LEASEHOLD

109 years remaining.





TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Other Information:

**Council Tax Band:** D

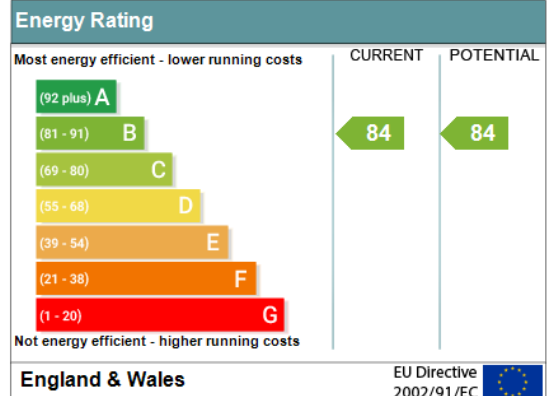
**Construction:** Standard

**Tenure:** Leasehold – 109 years remaining (approx.)

**\*\*Service Charge & Ground Rent:**  
£130-£140PM - As advised by vendor.

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

Address: FLAT 22, WOOD MARTYN COURT, 3 AUGUSTUS LANE, OR...  
RRN: 6830-1221-2000-0860-0276



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