

THOMAS BROWN

ESTATES



37 Sheen Road, Orpington, BR5 2JA

Asking Price: £225,000

- 1 Double Bedroom First Floor Flat
- Well Located for St. Mary Cray Station
- Quiet, Sought After Location in Poverest
- No Forward Chain, Private Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this end of chain, recently decorated (including new flooring) one double bedroom first floor flat boasting a private garden and is ideally set in a quiet road in the ever sought after Poverest location. The property is located within walking distance to St. Mary Cray Station and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: communal entrance staircase, private entrance hall, lounge, fitted kitchen, double bedroom, family bathroom and a covered balcony. Externally there is a private and mature rear garden with ample on road parking to the front. Sheen Road is well located for local schools, shops, bus routes, and St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange your appointment to view.



COMMUNAL ENTRANCE

Stairs to first floor, two storage cupboards.

ENTRANCE HALL

Composite door to side, storage cupboard, carpet, radiator.

LOUNGE

16' 02" x 12' 07" (4.93m x 3.84m) Double glazed window to front, carpet, radiator.

KITCHEN

11' 01" x 8' 04" (3.38m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, space for cooker, plumbing for washing machine, storage cupboard, double glazed window to rear, vinyl flooring, radiator.



BEDROOM

12' 07" x 9' 0" (3.84m x 2.74m) (measured to front of wardrobe) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, carpet, radiator.



ENCLOSED LOBBY AREA

Storage cupboard, space for washing machine, double glazed window to rear, carpet.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

60' 0" x 20' 0" (18.29m x 6.1m) (approx.) Mainly laid to lawn, mature shrubs and trees.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

88 years remaining.



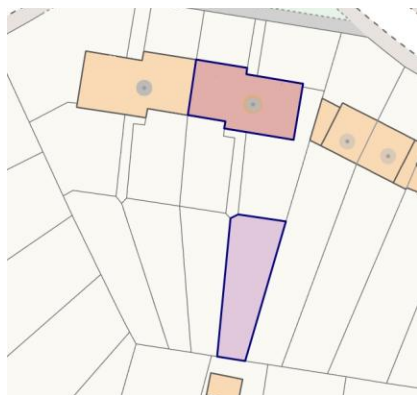
FIRST FLOOR

Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

WWW.EPC4U.COM

Council Tax Band: B

Tenure: Leasehold – 88 years remaining

Service Charge: Circa £420 PA (£35 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.

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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES