

THOMAS BROWN

ESTATES



Fairbank Avenue, Orpington, BR6 8LG

Asking Price: £325,000

- 2 Double Bedroom Ground Floor Apartment
- Residents Parking & Garage En-Bloc
- Well Located for Local Shops & Schools
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, two double bedroom ground floor apartment, that must be viewed to fully appreciate the quality of location on offer. The accommodation comprises; communal entrance hall, private entrance hall, two double bedrooms, lounge/diner, fitted kitchen and a spacious family bathroom. Externally the property has a large communal garden, residents parking and a garage en-bloc. Please note these properties cannot be let. St. Anthony Court is well located for local schools, local shops, and bus routes. Please call Thomas Brown Estates in Orpington to arrange a viewing.



COMMUNAL ENTRANCE

ENTRANCE HALL

Door to side, two storage cupboards, carpet, radiator.

LOUNGE/DINER

15' 4" x 11' 9" (4.67m x 3.58m) Double glazed window, carpet, radiator.

KITCHEN

10' 4" x 6' 10" (3.15m x 2.08m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hobs, space for fridge/freezer, space for washing machine, double glazed window, tile effect flooring.



BEDROOM 1

12' 1" x 11' 4" (3.68m x 3.45m) Built in wardrobe, double glazed window, carpet, radiator.

BEDROOM 2

13' 2" x 8' 8" (4.01m x 2.64m) Built in wardrobe, double glazed window, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bidet, bath with shower over, double glazed opaque window, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARAGE EN-BLOC

RESIDENTS PARKING

DOUBLE GLAZING

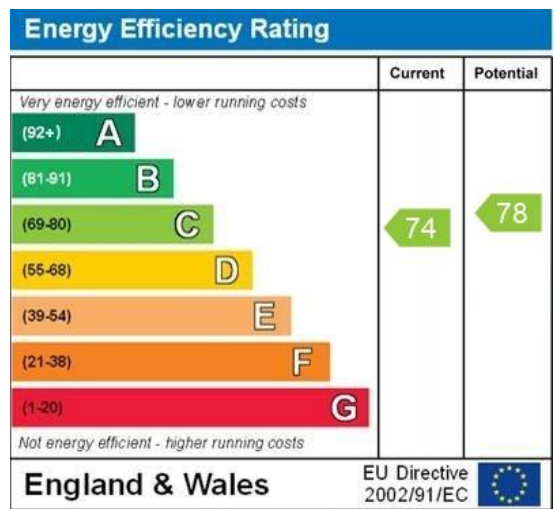
NO FORWARD CHAIN

COUNCIL TAX BAND: D

LEASEHOLD

941 years remaining.





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Construction: Standard

Council Tax Band: D

Tenure: Leasehold – 941 years remaining

Service charge: £100PM (£1200PA)

Ground rent: £25PA (£2.08PM)

****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.

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