

# THOMAS BROWN

ESTATES



**5 Barnesdale Crescent, Orpington, BR5 2AU** **Asking Price: £280,000**

- 2 Bedroom Ground Floor Maisonette
- Close to St. Mary Cray Station
- Private Rear Garden
- Share of Freehold





## Property Description

Thomas Brown Estates are delighted to offer this two bedroom ground floor maisonette with the benefit of being share of freehold, located in a popular residential road in the Poverest area of Orpington and within walking distance of St. Mary Cray Station. The accommodation on offer requires full modernisation and comprises: private entrance door, entrance hall, lounge/dining room, kitchen, two bedrooms and a family bathroom. Externally the property benefits from a private rear garden and ample on road parking to the front. The property is offered with no forward chain. Barnesdale Crescent is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange your appointment to view.



#### ENTRANCE HALL

Double glazed door to front, double glazed window to side, under stairs storage cupboard, carpet, radiator.

#### LOUNGE

13' 08" x 12' 06" (4.17m x 3.81m) Double glazed bay window to front, double glazed window to front, feature fireplace, carpet.

#### KITCHEN

7' 01" x 6' 07" (2.16m x 2.01m) Range of matching wall and base units with worktops over, stainless steel sink and mixer tap, integrated oven and hob with extractor over, plumbing for washing machine, pantry cupboard, double glazed window to rear, part tiled walls, vinyl flooring.



#### BEDROOM 1

10' 06" x 9' 08" (5.03m x 2.95m) Double glazed window to rear, vinyl flooring.

#### BEDROOM 2

10' 0" x 7' 10" (3.05m x 2.39m) Double glazed window to front, carpet.



#### BATHROOM

Low level WC, wash hand basin, panel enclosed bath with shower over, double glazed window to rear, part tiled walls, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) (approx.) Mainly laid to lawn.

#### FRONT GARDEN

Mainly laid to lawn, shrubs.

#### DOUBLE GLAZING

#### PART CENTRAL HEATING SYSTEM

(Only radiator is located in the entrance hall).

#### NO FORWARD CHAIN

#### SHARE OF FREEHOLD

952 years remaining on lease itself.

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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:** C

**Construction:** Standard

**Tenure:** Share of freehold – 952 years remaining on lease

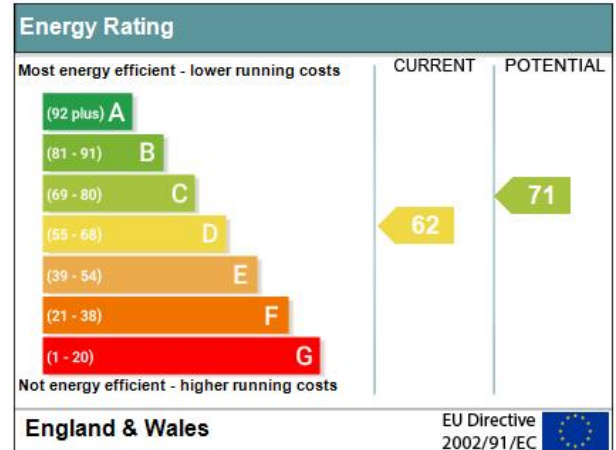
**Service Charge & Ground Rent (As advised by vendor):**

Service charge: ADHOC

Ground rent: Peppercorn payments

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

**Address:** 5 Barnesdale Crescent, ORPINGTON, BR5 2AU  
**RRN:** 0330-2145-9260-2307-0775



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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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