

THOMAS BROWN

ESTATES

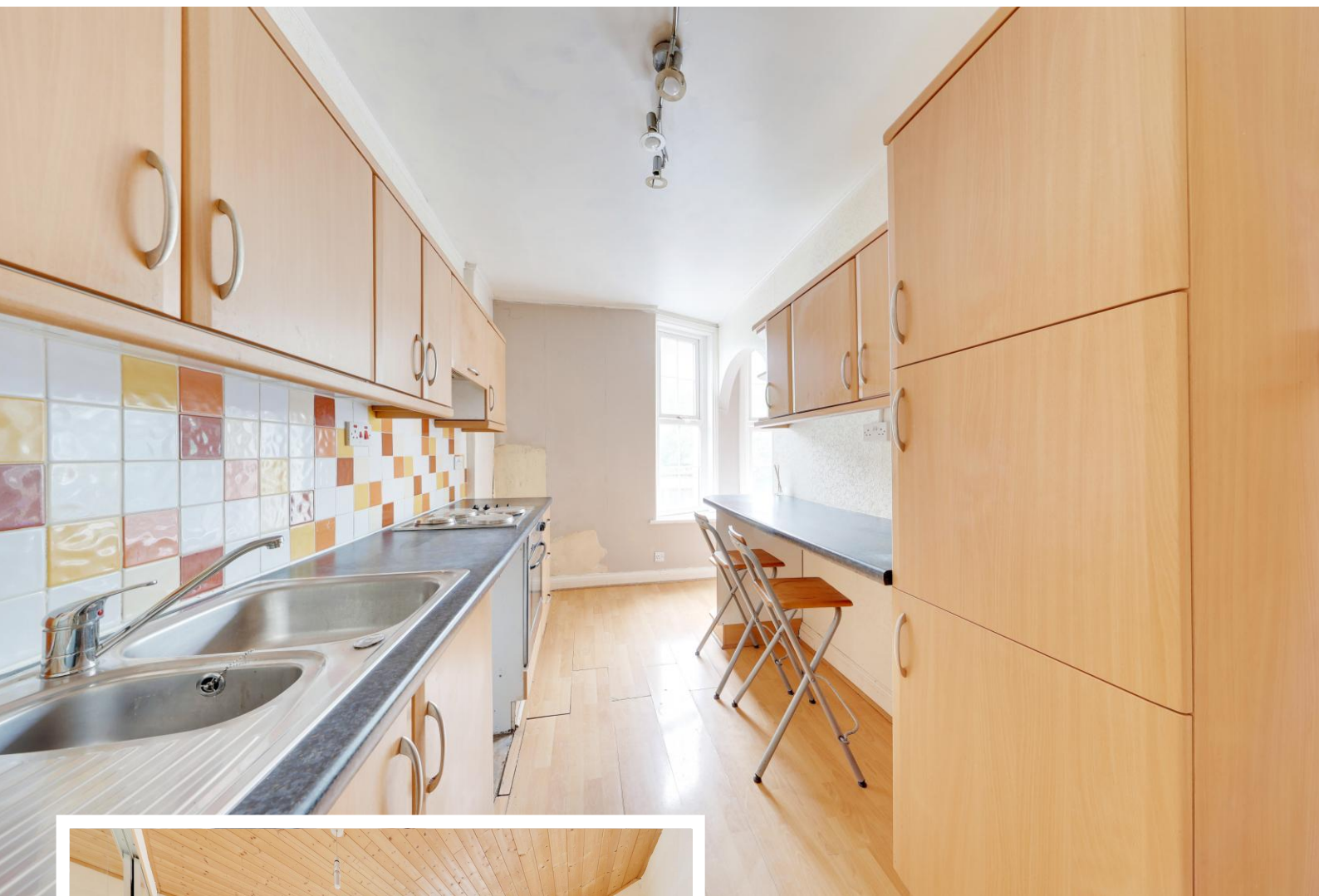


328a High Street, Orpington, BR6 0NQ

Asking Price: £175,000

- 1 Double Bedroom Apartment
- Well Located for Orpington High Street & Station
- Lease to be Extended on Completion
- No Forward Chain, Double Glazing





Property Description

Thomas Brown Estates are pleased to present this one bedroom apartment, ideally situated in the heart of Orpington above commercial premises on the High Street.

Offered to the market with no onward chain and the benefit of an extended lease upon completion, the property is conveniently located within easy reach of Orpington High Street and Station.

The accommodation comprises: external staircases leading to the front door, an entrance hall, a spacious lounge/dining room, kitchen, double bedroom and bathroom.

The property would benefit from modernisation, which has been reflected in the asking price, presenting an excellent opportunity for first time buyers and buy to let investors.

Early viewing is highly recommended. Please contact Thomas Brown Estates, Orpington, to arrange an appointment.



ENTRANCE HALL

20' 11" (6.38m) Front door, laminate flooring, electric storage heater.

LOUNGE/DINER

13' 09" x 12' 11" (4.19m x 3.94m) Double glazed bay window, laminate flooring, electric storage heater.

KITCHEN

13' 10" x 7' 03" (4.22m x 2.21m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, breakfast bar, laminate flooring.

BEDROOM

14' 01" x 10' 06" (4.29m x 3.2m) Fitted wardrobe, double glazed window, electric radiator.

BATHROOM

WC, wash hand basin, bath with shower over, double glazed opaque door, vinyl flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

FRONT

External staircase to communal walkway.

DOUBLE GLAZING

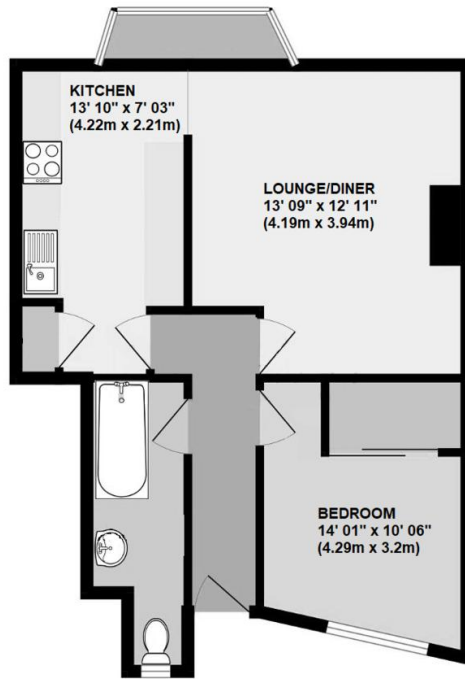
NO FORWARD CHAIN

LEASEHOLD

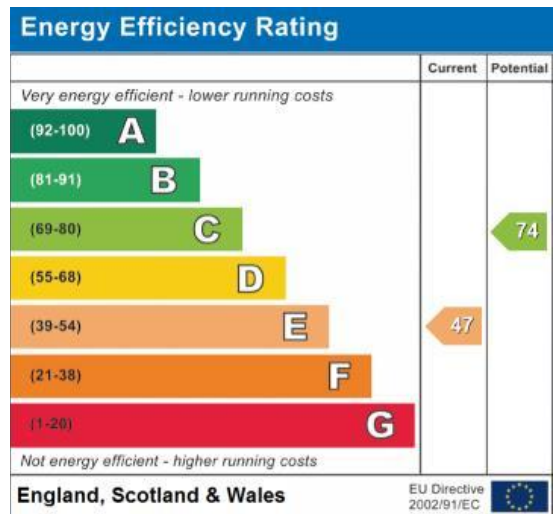
Lease to be extended to 99 years, upon completion.



1ST FLOOR



TOTAL FLOOR AREA: 483 sq.ft. (44.9 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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Council Tax Band: B

Tenure: Leasehold – to be extended to 99 years upon completion

Service Charge: None - As advised by vendor.

Ground Rent: £75 per 6 months (£150 pa) - As advised by vendor.

Building Insurance: £393 pa (£32.75 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.

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