

THOMAS BROWN

ESTATES



Flat 3 Apex House, Orpington, BR5 3FL

Asking Price: £278,000

- 2 Double Bedroom, 2 Bathroom Apartment
- Well Located for Local Shops & St. Mary Cray Station
- Sought After Gated Development
- Underground Allocated Parking Space





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom two bathroom apartment, located in our opinion in the more sought after Apex House, boasting a quiet outlook from the balcony, serviced lift and an allocated underground parking space, set within a fantastic gated development within easy walking distance of Nugent Shopping Centre and St. Mary Cray Station. The accommodation on offer comprises: communal entrance hall with lift, private entrance hall with a utility cupboard, open plan living/kitchen area leading to the balcony, two double bedrooms, one with an en-suite shower room and a surprisingly spacious family bathroom. Points to note: lease currently has 116 years remaining, gated development, communal garden and allocated underground parking space. Apex House is well located for St Mary Cray station, major road connections (A20, A21, M20 and M25), a network of cycle routes, local bus routes, shops and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and gated community on offer.



COMMUNAL ENTRANCE

Serviced lift.

ENTRANCE HALL

26' 3" (8m) Front door, utility cupboard with space for washing machine, laminate flooring, radiator.

LOUNGE/KITCHEN

23' 1" x 14' 5" (7.04m x 4.39m) (measured at maximum) Two double glazed windows, double glazed patio doors to balcony, laminate flooring, two radiators.

Kitchen area: Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher.

BEDROOM 1

10' 10" x 10' 7" (3.3m x 3.23m) Double glazed window, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, tiled flooring, heated towel rail.

BEDROOM 2

10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT

Gated development.

UNDERGROUND ALLOCATED PARKING SPACE

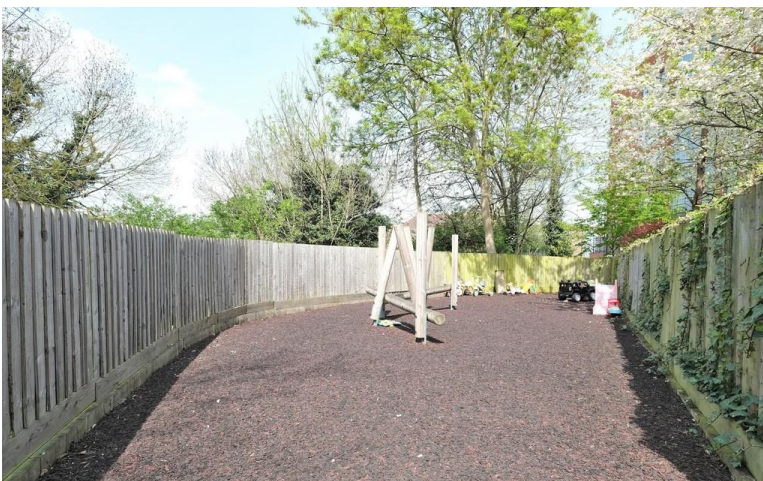
BALCONY

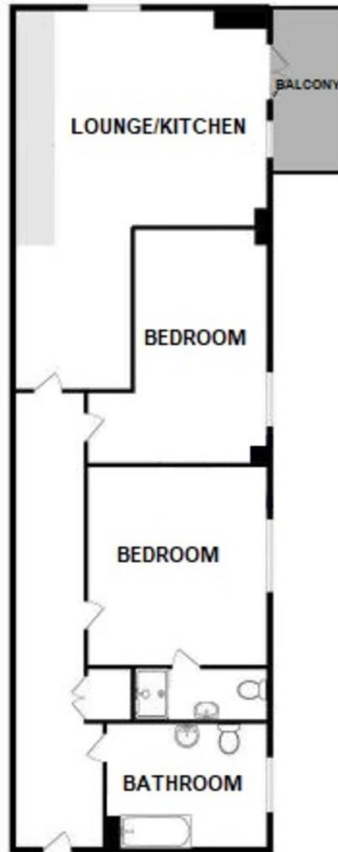
12' 2" x 5' 2" (3.71m x 1.57m) Decked.

DOUBLE GLAZING

LEASEHOLD

116 years remaining.





Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 116 years remaining

Service charge: £2106.64PA (£175.55PM) – As advised by vendor.

Ground rent: £300PA (£25PM) – 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

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