

# THOMAS BROWN

ESTATES

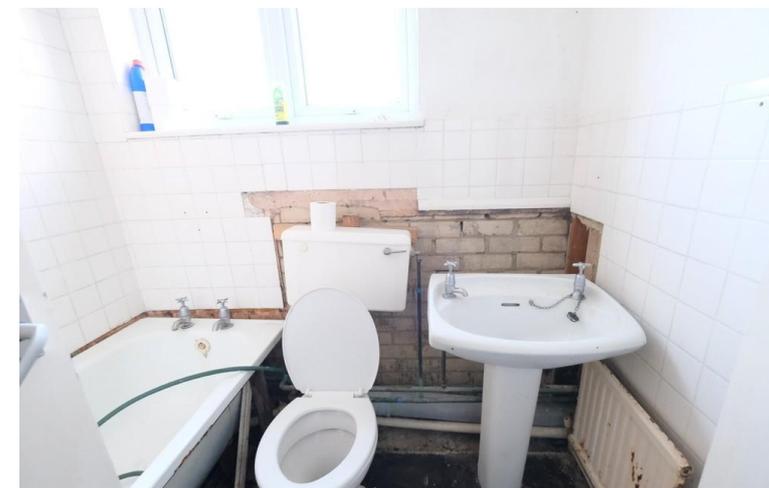


**53 Highlands Road, Orpington, BR5 4JP**

**Asking Price: £190,000**

- 1 Bedroom Ground Floor Apartment
- Well Located for Orpington & St. Mary Cray Stations
- Garage En-Bloc, Double Glazing
- No Forward Chain, Secluded Location





## Property Description

Thomas Brown Estates are delighted to offer this ground floor one bedroom apartment boasting a secluded location in Orpington. The accommodation on offer requires modernisation and comprises; communal entrance leading to the private front door, entrance hall, lounge, kitchen, bathroom and double bedroom. Externally there are well kept communal gardens and on street parking for residents. Other benefits include double glazed windows and a garage en-bloc. The property is offered with no forward chain. Highlands Road is well located for Orpington High Street, Orpington and St. Mary Cray Stations, local schools and bus routes. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### COMMUNAL ENTRANCE

Double glazed door to front, lighting, carpet.

#### ENTRANCE HALL

Wooden door to front, storage cupboard, vinyl tiled flooring, radiator (no boiler).

#### LOUNGE

14' 7" x 11' 3" (4.44m x 3.43m) Double glazed patio door to rear communal gardens, vinyl tiled flooring, two radiators (no boiler).

#### KITCHEN

10' 3" x 5' 8" (3.12m x 1.73m) Stainless steel sink with mixer taps, double glazed window to rear, stone flooring.

#### BEDROOM

13' 1" x 10' 0" (3.99m x 3.05m) Double glazed window to front, vinyl tiled flooring, two radiators (no boiler).

#### BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath, airing cupboard, double glazed window to rear, part tiled walls, vinyl tiled flooring, radiator (no boiler).

#### OTHER BENEFITS INCLUDE:

#### GARAGE EN-BLOC

17' 0" x 8' 2" (5.18m x 2.49m) Up and over door.

#### DOUBLE GLAZING

#### RADIATORS **BUT NO BOILER**

#### NO FORWARD CHAIN

#### LEASEHOLD

139 years remaining.



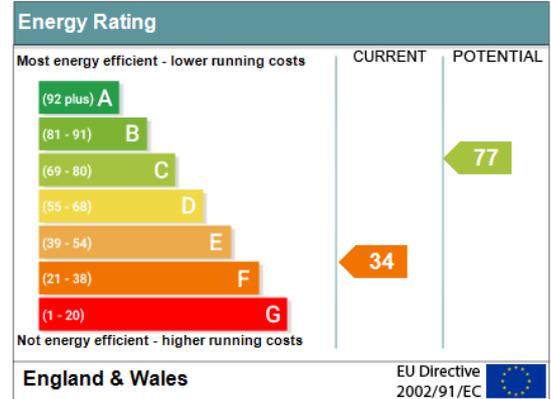
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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Address: 53 Highlands Road, ORPINGTON, BR5 4JP  
RRN: 9350-2230-4390-2777-2285



**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 139 years remaining**

**Service charge: £770 pa (£64 pm) inc. insurance – As advised by vendor**

**Ground rent: Peppercorn payments – 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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