

# THOMAS BROWN

ESTATES



## Flat 23 Seven Stiles Court, Orpington, BR5 2GY **Asking Price: £275,000**

- 2 Double Bedroom Second Floor Apartment
- Open Plan Lounge/Kitchen
- Short Walk to St. Mary Cray Station
- Modern Gated Development





## Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom second floor apartment, situated within a modern gated development just a short walk from St. Mary Cray Station, local shops, and the Nugent Shopping Centre.

The accommodation comprises a communal entrance, spacious private entrance hall, impressive open plan lounge/dining room with Juliet balcony, modern fitted kitchen, two double bedrooms, and a contemporary family bathroom.

Externally, the property benefits from an allocated parking space located behind secure electronic gates.

Seven Stiles Court is ideally positioned for a range of local schools, shops, bus routes, and excellent transport links, including St. Mary Cray and Petts Wood mainline stations.

Internal viewing is highly recommended to fully appreciate the generous floor space and convenient location on offer.



#### FRONT

Gated development, allocated parking space, communal entrance, stairs to second floor.

#### PRIVATE HALL

Intercom system, storage cupboard, wood effect flooring, radiator.

#### LOUNGE

15' 07" x 10' 11" (4.75m x 3.33m) (open plan to kitchen area) French doors to Juliet balcony, cupboard housing boiler, laminate flooring, radiator.



#### KITCHEN AREA

10' 11" x 10' 02" (3.33m x 3.1m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, tiled splashback, laminate flooring.

#### BEDROOM 1

15' 07" x 8' 08" (4.75m x 2.64m) Double glazed window, wood effect flooring, radiator.

#### BEDROOM 2

14' 06" x 7' 08" (4.42m x 2.34m) Double glazed window, wood effect flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALLOCATED PARKING SPACE

GATED DEVELOPMENT

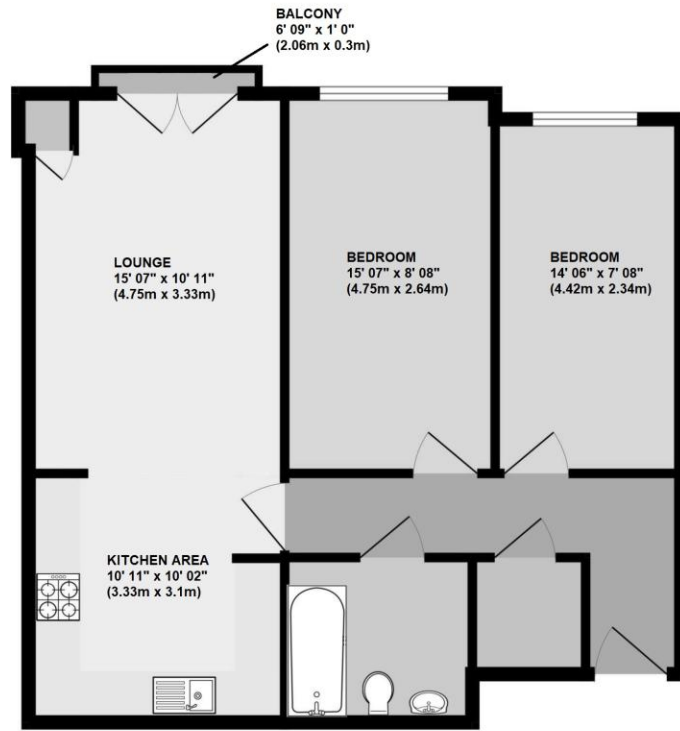
LEASEHOLD

106 years remaining.

Please note: this property is owned by a member of staff at Thomas Brown Estates.



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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: C**

**Tenure: Leasehold – 106 years remaining**

**Service charge: £142 PM (£1704 PA). – as advised by Vendor.**

**Sinking fund: £15.91 PM (£190.92). – as advised by Vendor.**

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

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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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