

THOMAS BROWN

ESTATES



Flat 2 Blakely Apartments, Orpington, BR6 0HF **Asking Price: £390,000**

- 2 Double Bedroom, Executive Ground Floor Apartment
- Close Proximity to Local Amenities
- 2 Bathrooms, Sought After Quiet Development
- No Forward Chain, Allocated Parking





Property Description

Thomas Brown Estates are delighted to market this end of chain, two double bedroom two bathroom executive ground floor apartment set within a sought after quiet development in the heart of Orpington, that must be viewed to fully appreciate the quality of specification and close proximity to amenities on offer. The property consists of a communal entrance (with video entry), private entrance hall, large open plan living space with modern fitted kitchen that leads to the walled patio, two double bedrooms with an en-suite shower room to bedroom 1, and a family bathroom. Externally there are communal gardens and an allocated parking space. Please note the unique features this property has to offer such as the private walled patio, underfloor heating to both bathrooms and high specification including quartz worktops and quality appliances to the kitchen. Please call Thomas Brown Estate Agents in Orpington for an appointment to view this property.



COMMUNAL ENTRANCE

Video entry phone.

PRIVATE ENTRANCE HALL

15' 10" x 10' 0" (4.83m x 3.05m) (L-shaped) Door to communal entrance, large utility cupboard with space for washing machine, laminate flooring, radiator.

KITCHEN/LOUNGE

20' 11" x 16' 08" (6.38m x 5.08m) Range of matching wall and base units with Quartz worktops over, sink, integrated oven, integrated electric hob, integrated fridge/freezer, integrated microwave, integrated dishwasher, double glazed window and double glazed door to patio, laminate flooring, two radiators.



BEDROOM 1

13' 11" x 9' 06" (4.24m x 2.9m) Fitted wardrobe, double glazed window, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle and shower attachment with rainforest head over, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

9' 08" x 9' 06" (2.95m x 2.9m) Double glazed window, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

PATIO

14' 04" x 5' 04" (4.37m x 1.63m)

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

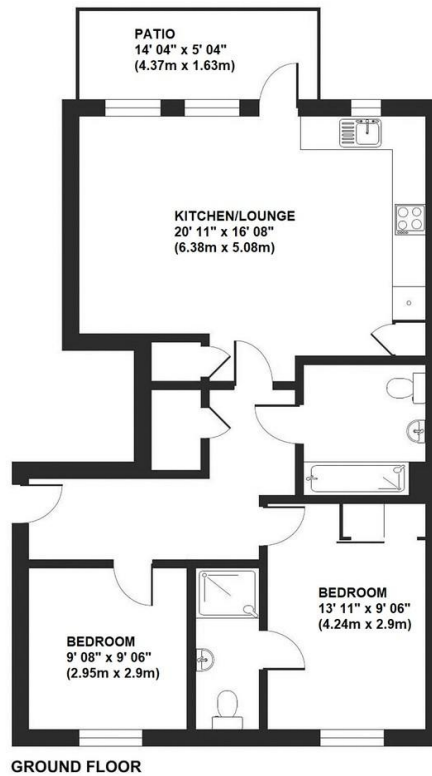
NO FORWARD CHAIN

LEASEHOLD

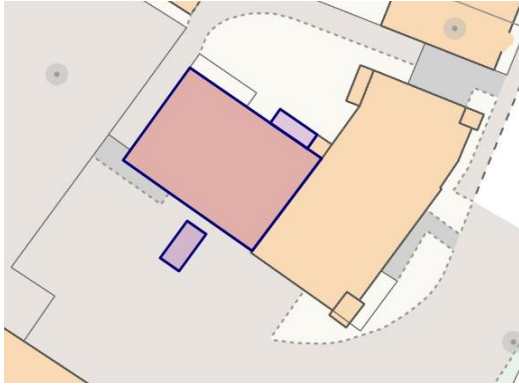
118 years remaining.



Approximate Area = 771 sq ft / 71.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.



Council Tax Band: D

Tenure: Leasehold

Service charge: £1197 pa (£99.75 pm) – As advised by vendor

Ground rent: £350 pa (£29.16 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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