

# THOMAS BROWN

ESTATES



## Flat 1, Churchill Court, Orpington, BR6 7TF **Asking Price: £285,000**

- 2 Bedroom Lower Ground Floor Apartment
- Sought After Farnborough Village
- Refurbished Throughout
- No Forward Chain, Allocated Parking Space







## Property Description

Thomas Brown Estates are delighted to offer this two bedroom lower ground floor apartment, situated in a prime central location in the very sought after Farnborough village (close proximity to Darrick Wood school). The property has been refurbished throughout by the current owner to a high specification rarely seen for a property of this type and is being offered to the market with no forward chain. The apartment comprises; communal entrance, open plan lounge/kitchen, two bedrooms and family bathroom. Externally there is a parking space and additional on road parking. Churchill Court is well located for local schools, local shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.



## COMMUNAL HALL

## STAIRS TO LOWER GROUND FLOOR

## LOUNGE/DINER/KITCHEN

20' 07" x 13' 08" (6.27m x 4.17m)

Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated electric hob, integrated fridge/freezer, integrated washing machine, double glazed window, door, laminate flooring, electric radiator.



## BEDROOM 1

10' 04" x 8' 11" (3.15m x 2.72m)

Double glazed window, laminate flooring, electric radiator.

## BEDROOM 2

9' 11" x 8' 08" (3.02m x 2.64m)

Double glazed window, laminate flooring, electric radiator.



## BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, tiled flooring, heated towel rail.

## OTHER BENEFITS INCLUDE:

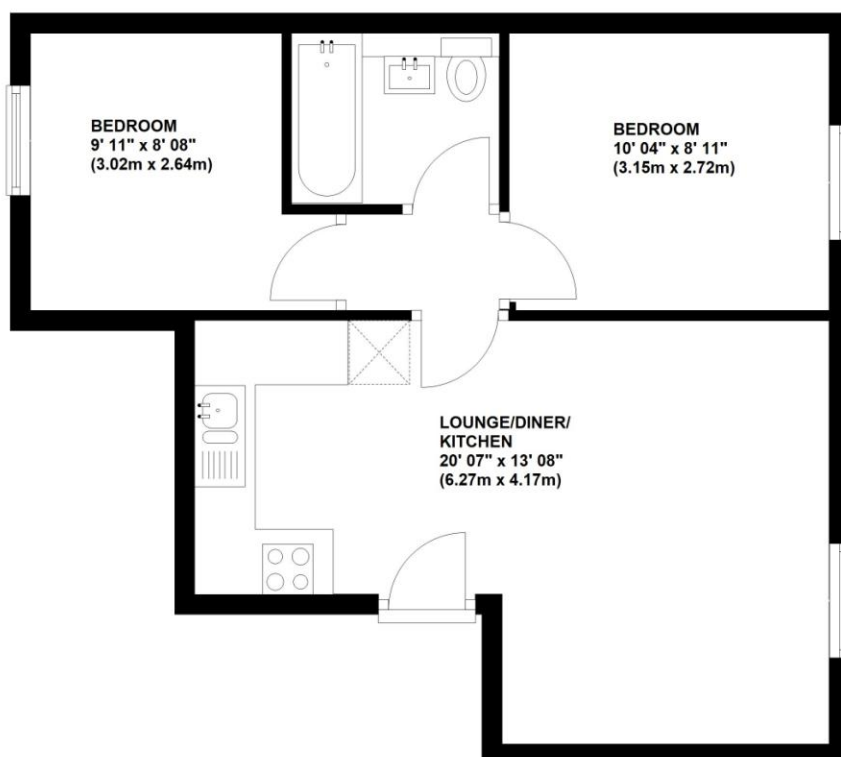
## ALLOCATED PARKING SPACE

## REFURBISHED THROUGHOUT

## LEASEHOLD

93 years remaining.

## Ground Floor



This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Leasehold – 93 years remaining**

**Service Charge: £1,791 PA (£149.25 PM) - As advised by vendor.**

**Ground Rent: £140 PA (£11.66 PM) - As advised by vendor.**

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

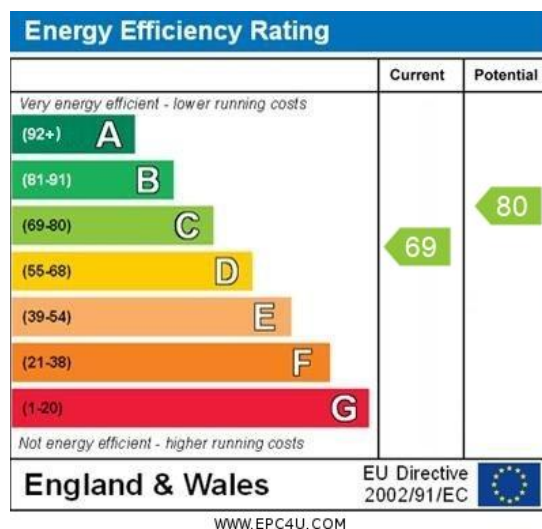
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees 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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974



285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES