

THOMAS BROWN

ESTATES



24 Glendower Crescent, Orpington, BR6 0UR

Offers IEO: £285,000

- 2 Double Bedroom Top Floor Apartment
- Long Lease - 137 Years Remaining
- Well Located for Orpington High Street & Station
- No Forward Chain, Garage En-Bloc





Property Description

Thomas Brown Estates are delighted to offer this modernised and immaculately presented, second floor (top floor) two double bedroom apartment being offered to the market with no forward chain, boasting a long lease of circa 137 years, communal grounds and a garage en-bloc. The property is situated on a quiet no through road, with many local amenities within walking distance such as Orpington High Street and Station, Poverest Park, Priory Gardens and Perry Hall Primary School. The accommodation comprises; communal entrance leading to the private front door, entrance hall, spacious lounge/dining room that leads to the kitchen, two double bedrooms and the family bathroom. Externally there are well kept communal gardens, garage en-bloc and ample on road parking. Glendower Crescent is well located for Orpington High Street, Orpington and St. Mary Cray Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and specification on offer.



COMMUNAL ENTRANCE
Intercom.

COMMUNAL STAIRS

ENTRANCE HALL
Door to side, two storage cupboards, Amtico flooring.

LOUNGE/DINER
16' 0" x 14' 08" (4.88m x 4.47m) Double glazed window, carpet, electric radiator.



KITCHEN
10' 10" x 6' 07" (3.3m x 2.01m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated slimline dishwasher, space for washing machine, integrated dishwasher, Amtico flooring.

BEDROOM 1
11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window, carpet, electric radiator.

BEDROOM 2
11' 09" x 8' 06" (3.58m x 2.59m) Double glazed window, carpet, electric radiator.



BATHROOM
Low level WC, wash hand basin, bath with shower over and shower attachment, storage behind mirrors, double glazed opaque window, heated towel rail, Amtico flooring.

OTHER BENEFITS INCLUDE:

FRONT
On road parking.

GARAGE EN-BLOC

DOUBLE GLAZING

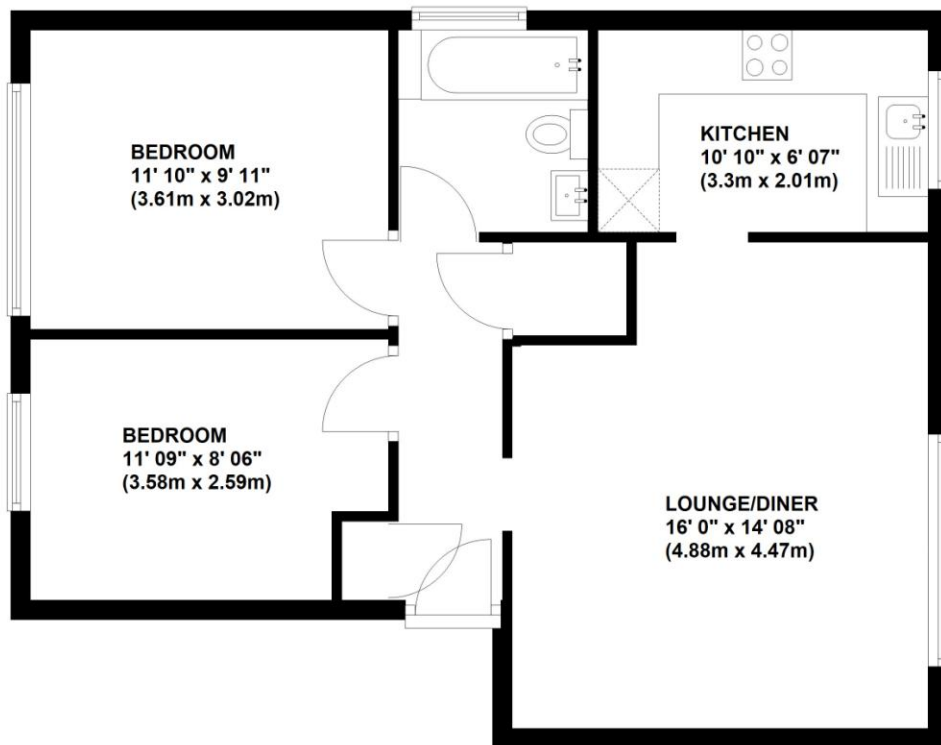
NO FORWARD CHAIN

LEASEHOLD
137 years remaining.



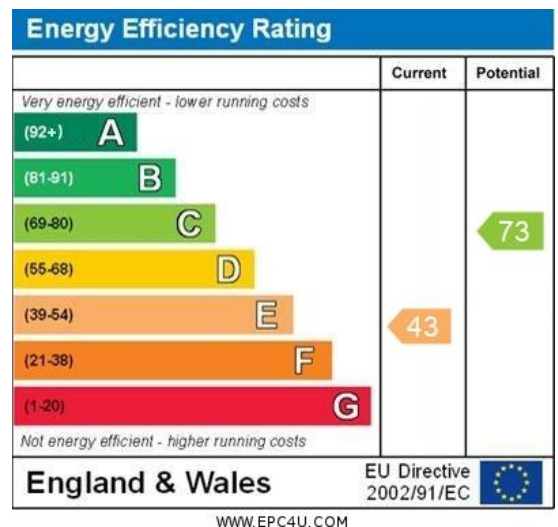
Ground Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)

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



Council Tax Band: C

Tenure: Leasehold – 137 years remaining

Maintenance Charges (inc. Building insurance): £1575 PA (£131.25 PM) - 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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