

# THOMAS BROWN

ESTATES



**15 Bishop Butt Close, Orpington, BR6 9UF**

**Asking Price: £280,000**

- 1 Bedroom Ground Floor Maisonette
- Private Rear Garden & Garage En-Bloc

- Situated in a Quiet Close
- Long Lease







## Property Description

Thomas Brown Estates are delighted to offer this ground floor maisonette, situated in a quiet close in South Orpington, boasting a long lease, private rear garden and garage en-bloc (with power and light). The accommodation on offer comprises: communal entrance hall, lounge/dining room, modern fitted kitchen, double bedroom with direct access to the rear garden and a bathroom. The property also benefits from a garage en-bloc (conveniently located next to the property with power and light), parking for residents and ample on road parking to the front. The property boasts a lease of approximately 955 years and very low service charges. Bishop Butt Close is well located for local schools, shops, bus routes and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### LOUNGE

11' 11" x 10' 09" (3.63m x 3.28m) Double glazed window to front, carpet, electric radiator.

#### INNER HALL

Two storage cupboards with space for washing machine.

#### KITCHEN

9' 01" x 6' 0" (2.77m x 1.83m) Range of matching wall and base units with solid wood worktops over, stainless steel and drainer, space for cooker, space for fridge/freezer, space for dishwasher, tiled splashbacks, double glazed window to rear, vinyl flooring.

#### BEDROOM

12' 09" x 9' 03" (3.89m x 2.82m) Double glazed door to rear, double glazed window to rear, carpet, electric radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

38' 0" x 15' 0" (11.58m x 4.57m) Patio area with rest laid to lawn, rear access.

#### FRONT GARDEN

Laid to lawn.

#### GARAGE EN-BLOC

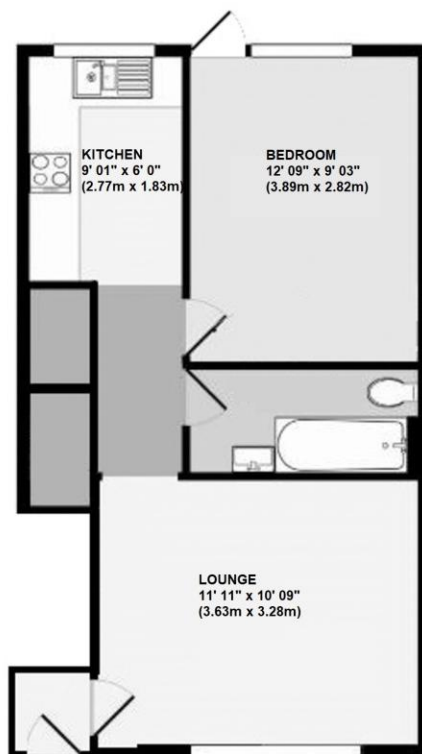
#### ON ROAD PARKING

#### DOUBLE GLAZING

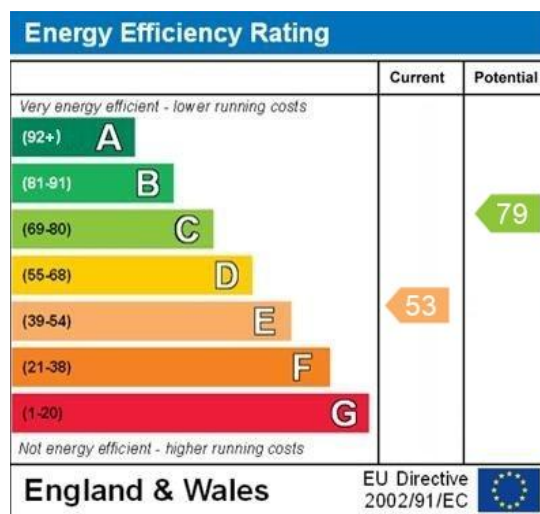
#### LEASEHOLD

955 years remaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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: B**

**Tenure: Leasehold – 955 years remaining**

**Service Charge: none - As advised by vendor.**

**Ground Rent: £70 PA (£5.83 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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