

# THOMAS BROWN

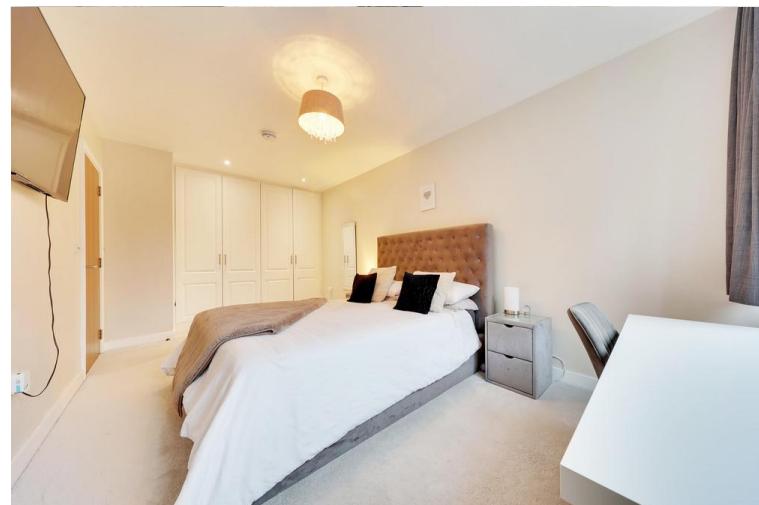
## ESTATES



### Flat 18, Berwick House, Orpington, BR6 0FD Asking Price: £265,000

- 1 Double Bedroom Apartment
- Well Located for Orpington High Street & Station
- Open Plan Living Area, Balcony
- Immaculately Presented





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented one double bedroom apartment with private balcony, ideally located in the heart of Orpington, offering excellent access to the High Street and Orpington Station.

The accommodation comprises a communal entrance with video intercom system, private entrance hall with utility cupboard, and a bright open plan living area featuring a modern fitted kitchen and bi-fold doors opening onto the balcony. The property further benefits from a spacious double bedroom with fitted wardrobes and a contemporary family bathroom.

The apartment block also offers a serviced lift, providing convenient access throughout. Early viewing is highly recommended to fully appreciate the high quality of specification and superb central location on offer. Please contact Thomas Brown Estates in Orpington to arrange an appointment.



## COMMUNAL ENTRANCE

Intercom system, stairs and lift.



## ENTRANCE HALL

Wooden door, intercom system, utility cupboard with space for washing machine, laminate flooring, radiator.

## KITCHEN/OPEN PLAN LIVING AREA

17' 04" x 14' 0" (5.28m x 4.27m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated induction hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, double glazed bi-folding doors to balcony, laminate flooring, radiator.



## BEDROOM

19' 09" x 9' 08" (6.02m x 2.95m)  
(measured at maximum) Fitted wardrobes, double glazed bi-folding windows, carpet, radiator.



## BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window, tiled walls, tiled flooring, heated towel rail.

## OTHER BENEFITS INCLUDE:

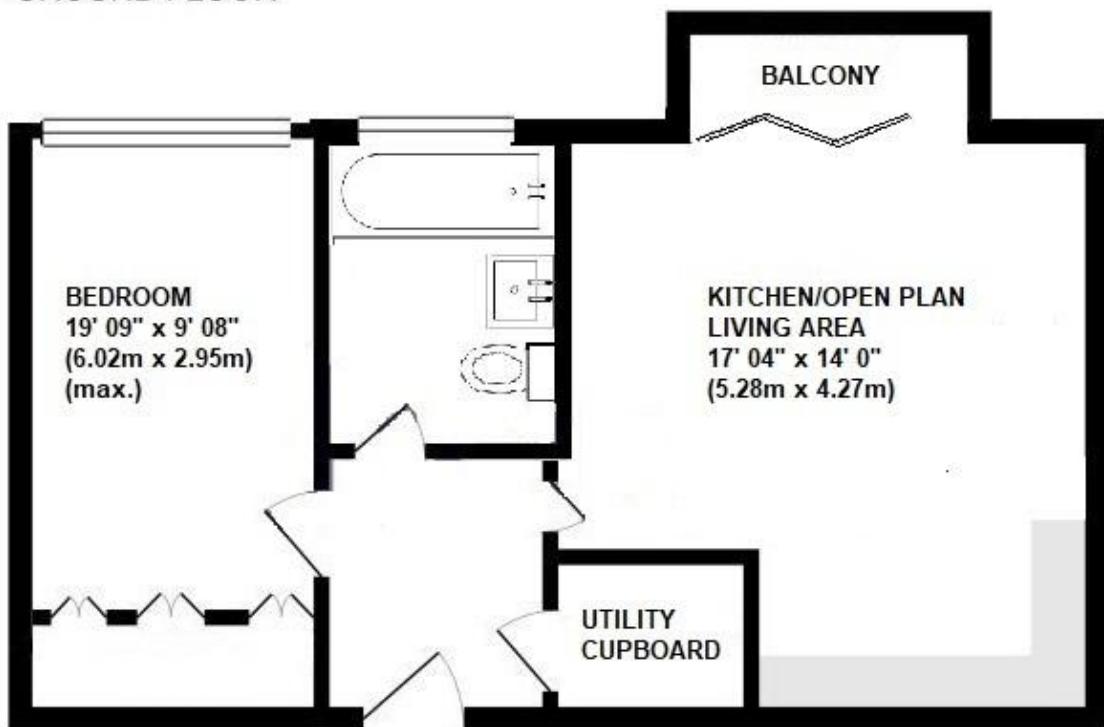
### BALCONY

### DOUBLE GLAZING

### LEASEHOLD

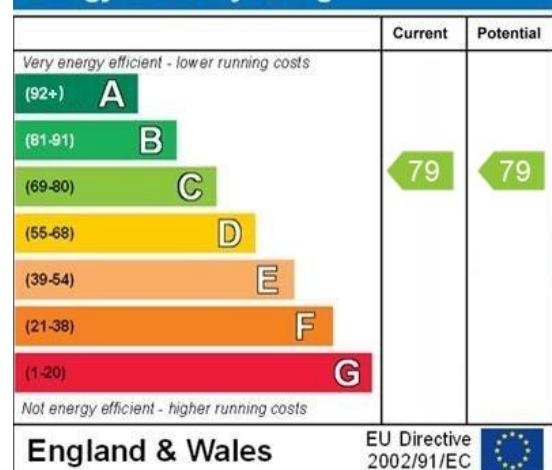
115 years remaining.

## GROUND FLOOR



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### Energy Efficiency Rating



**Council Tax Band: C**

**Tenure: Leasehold – 115 years remaining**

**Service Charge: approx. £1300-£1400 PA (£108-£116 PM) - As advised by vendor.**

**Ground Rent: £300 PA (£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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