

# THOMAS BROWN

ESTATES

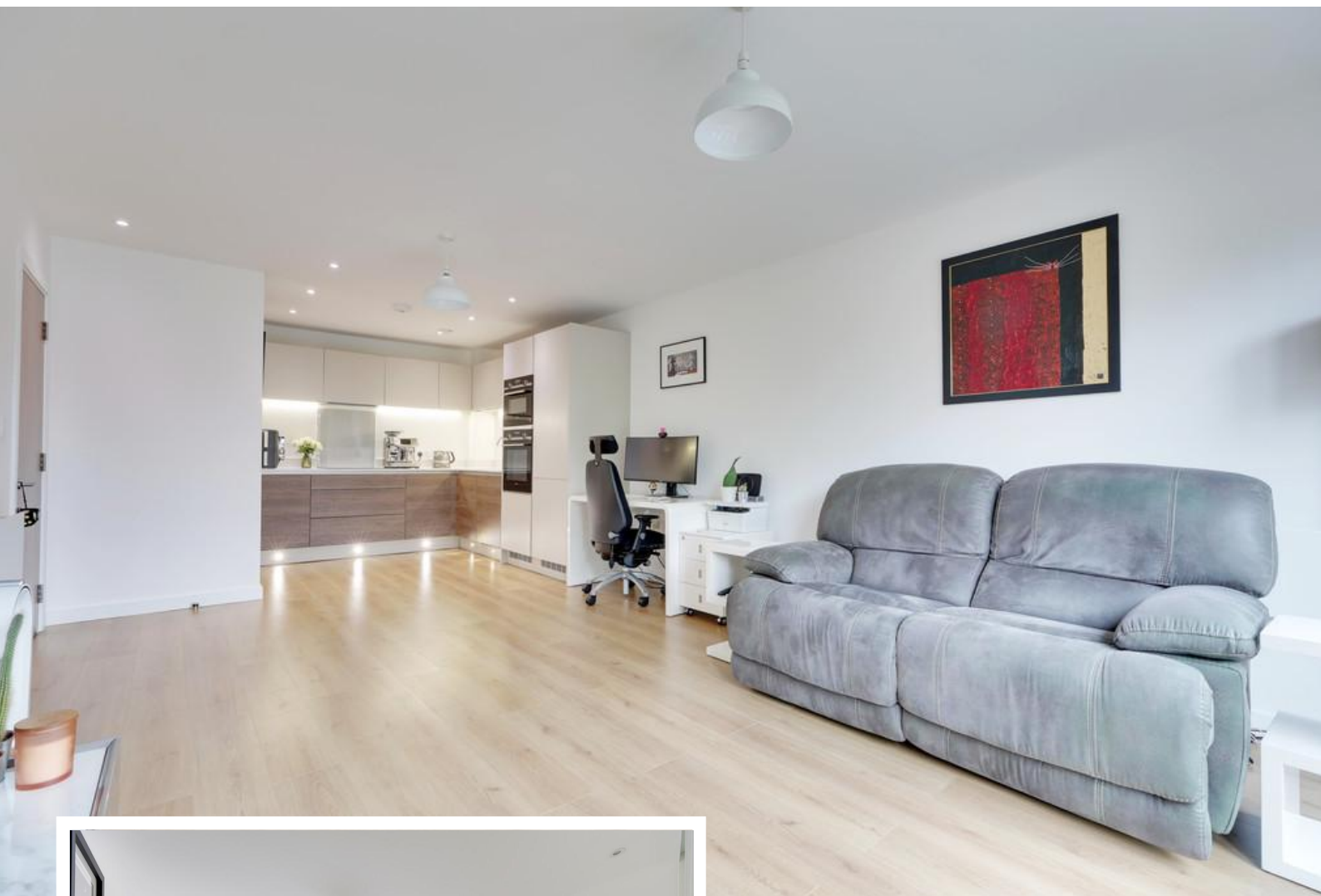


## Flat 22C Berwick House, Orpington, BR6 0FD **Asking Price: £320,000**

- 1 Bedroom Executive Penthouse Apartment
- 23' Balcony with Views Over The Knoll
- Well Located for Orpington High Street & Station
- Allocated Parking Space Behind Gates







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, executive penthouse boasting a wonderful 23' balcony with views over The Knoll, gated parking space and high specification finish throughout. The property consists of a communal entrance with video intercom system, private entrance hall with utility cupboard for the washing machine, open plan living space with modern fitted kitchen (with all appliances built in) with bi-fold doors leading to the balcony, surprisingly spacious double bedroom (with fitted wardrobes) and bi-fold doors to the balcony also, and the family bathroom. The apartment block boasts a service lift for access and a private parking space behind gates. Please call Thomas Brown Estate Agents in Orpington for an appointment to view to fully appreciate the specification, larger style floor space compared to other one bedroom apartments in the development and central location on offer for Orpington High Street and Station.



## COMMUNAL ENTRANCE

Video intercom system, lift.

## ENTRANCE HALL

Laundry and storage cupboard, laminate flooring.

## LOUNGE/KITCHEN

25' 10" x 12' 03" (7.87m x 3.73m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated electric hob, integrated fridge/freezer, integrated microwave oven, integrated dishwasher, bi-folding doors to balcony, laminate flooring, electric radiator.



## BEDROOM

15' 02" x 10' 10" (4.62m x 3.3m) Built in wardrobes, double glazed bi-folding doors to balcony, carpet, electric radiator.

## BATHROOM

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



## OTHER BENEFITS INCLUDE:

### BALCONY

23' 0" x 6' 03" (7.01m x 1.91m) Wood decking.

### ALLOCATED PARKING SPACE

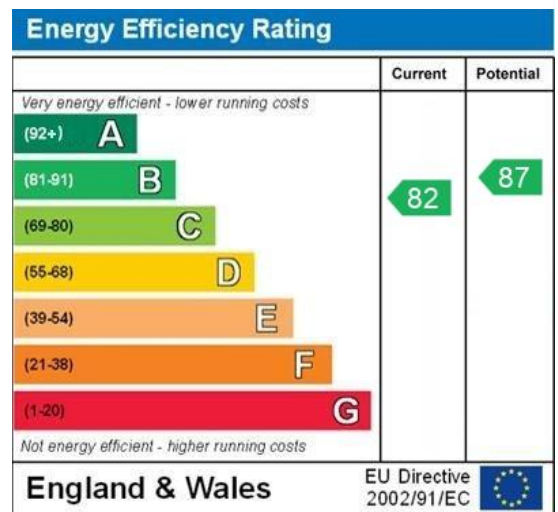
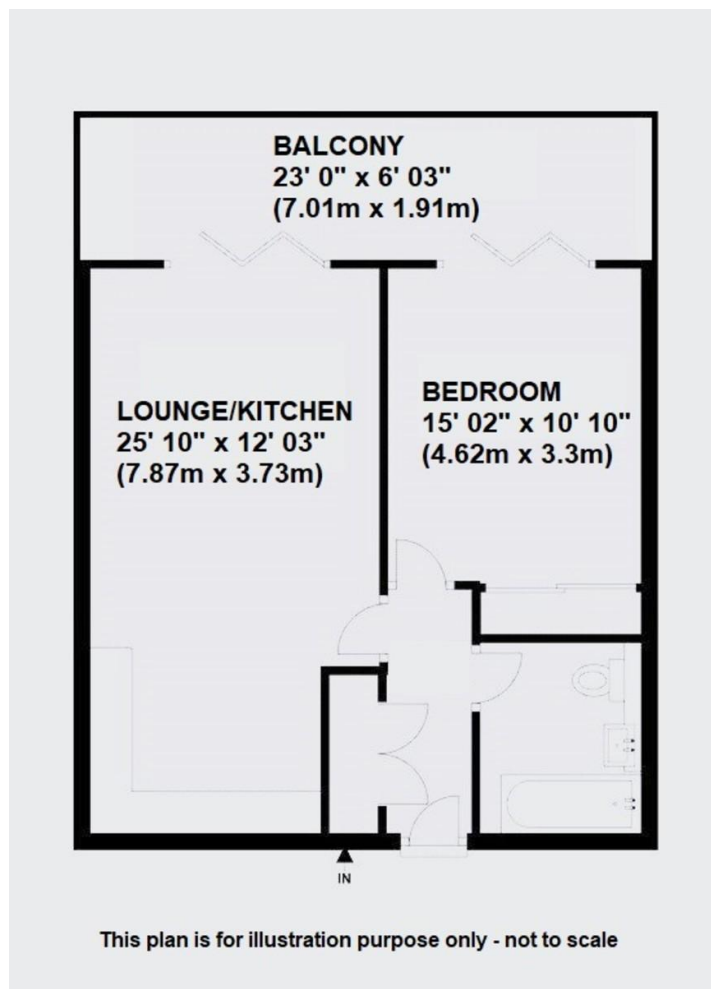
### DOUBLE GLAZING

### LEASEHOLD

115 years remaining.







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**Council Tax Band: C**

**Tenure: Leasehold – 115 years remaining**

**Service Charge: £1934.72 PA (£161.22 PM) - As advised by vendor.**

**Ground Rent: £470 PA (£39.17 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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