

THOMAS BROWN

ESTATES



Flat 73, Berwick House, Orpington, BR6 0FD **Asking Price: £260,000**

- 1 Double Bedroom Apartment
- Excellent Access to Orpington High Street & Station
- Open Plan Living Space, Balcony
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this one double bedroom apartment, situated in the centre of Orpington with excellent access to the High Street and Orpington Station. 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, double bedroom with fitted wardrobes and with bi-fold doors leading to the balcony, and a family bathroom. The apartment block boasts a serviced lift for access. Please call Thomas Brown Estates in Orpington for an appointment to view.



COMMUNAL ENTRANCE

Video intercom system.

ENTRANCE HALL

Wooden door to front, utility cupboard with Megaflow system and space for washing machine, laminate flooring, radiator.

LOUNGE/KITCHENETTE

16' 05" x 13' 08" (5m x 4.17m) Lounge: Double glazed window to rear, laminate flooring, two radiators.

Kitchenette area: Range of matching wall and base units with worktops over, stainless steel sink with mixer tap and drainer, integrated oven, induction hob with extractor over, integrated fridge, integrated fridge/freezer, integrated dishwasher, laminate flooring.



BEDROOM

15' 0" x 10' 0" (4.57m x 3.05m) (measured to front of wardrobe) Built in wardrobe, double glazed bi-folding French doors to balcony, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed window to rear, tiled walls, ceramic flooring, extractor fan, heated towel rail.

OTHER BENEFITS INCLUDE:

BALCONY

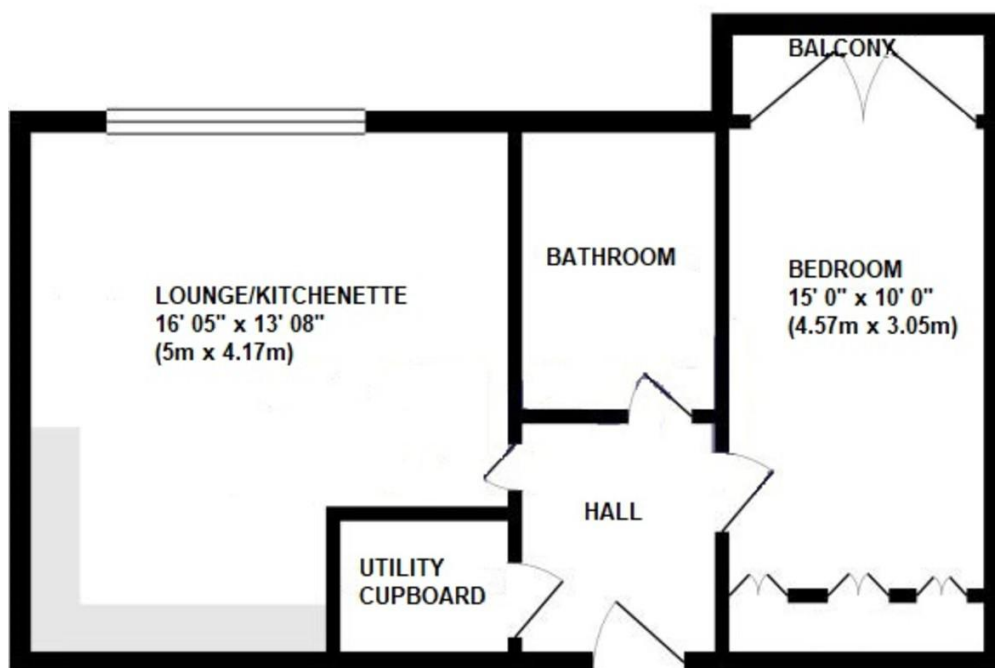
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

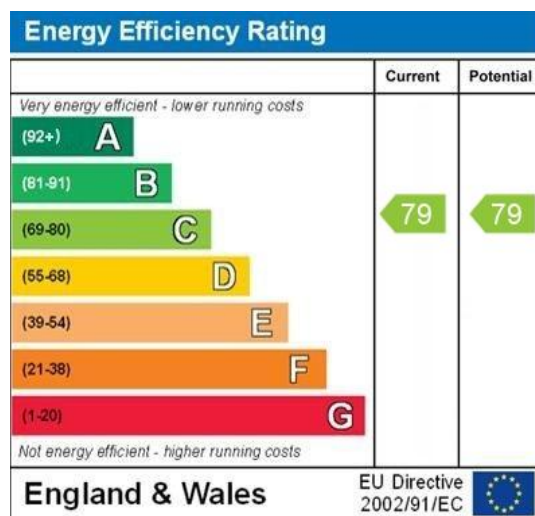
LEASEHOLD

116 years remaining.

NO FORWARD CHAIN



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Lettingpro 6/25/19



WWW.EPC4U.COM

Council Tax Band: C

Tenure: Leasehold – 116 years remaining

Service Charge: £1400 PA (£116.66 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.**

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
sales@thomasbrownestates.co.uk

01689 884444

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

THOMAS BROWN
ESTATES