

THOMAS BROWN

ESTATES



Flat 9, Bramley Court, Orpington, BR6 0AT Asking Price: £365,000

- 2 Double Bedroom, 2 Bathroom Apartment
- Well Located for Orpington High Street & Station
- Sought After Gated Development
- No Forward Chain, Allocated Parking Space





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, two bathroom purpose built apartment, set within a sought after gated development in the heart of Orpington. Being offered to the market with no forward chain and ideally positioned for Orpington High Street and mainline station, the property enjoys a quieter outlook as it is located to the rear of the development, on the second floor.

The accommodation comprises a secure communal entrance with video entry system, a spacious private entrance hall and a large open plan living area incorporating a modern fitted kitchen with direct access to a private balcony. There are two well-proportioned double bedrooms, with the principal bedroom benefitting from an en-suite shower room, in addition to a contemporary family bathroom.

Further features include a serviced lift, well maintained communal areas, allocated parking space, and the security of a gated setting.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents, Orpington, to arrange an appointment and fully appreciate the excellent location and high specification on offer.





COMMUNAL ENTRANCE

PRIVATE ENTRANCE HALL

17' 01" (5.21m) Storage cupboard, carpet, radiator.

KITCHEN/LIVING AREA

20' 0" x 12' 11" (6.1m x 3.94m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed French doors to balcony, part carpet and part tile effect flooring, two radiators.



BEDROOM 1

13' 01" x 12' 0" (3.99m x 3.66m) Juliet balcony, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, part tiled walls, wood effect flooring, heated towel rail.

BEDROOM 2

11' 06" x 9' 07" (3.51m x 2.92m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, wood effect flooring, heated towel rail.

BALCONY

Timber flooring.

ALLOCATED PARKING SPACE

Behind gates.

DOUBLE GLAZING

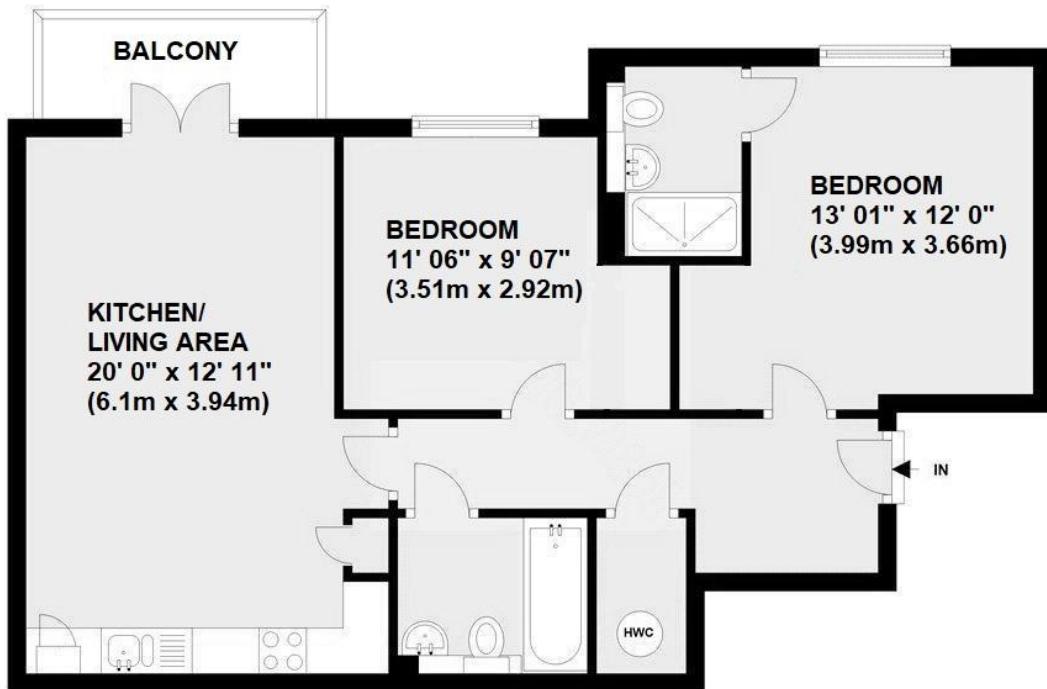


CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

125 years remaining.



This plan is for illustration purpose only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Leasehold – 125 years remaining

Service Charge: £589 PQ (£196.33 PM) - As advised by vendor.

Ground Rent: £250 PA (£20.83 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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