

THOMAS BROWN

ESTATES



67 Highlands, Orpington, BR5 4JP

Offers IRO: £300,000

- 2 Double Bedroom Ground Floor Apartment
- Well Located for Orpington High Street
- Recently Modernised, Finished to High Specification
- No Forward Chain, Garage En-Bloc





Property Description

Thomas Brown Estates are delighted to present this rare to the market, recently modernised two double bedroom ground floor apartment, finished to a high specification throughout. The property benefits from a long lease of approximately 136 years, a garage en-bloc and is offered with no forward chain.

Tucked away at the end of a quiet, tree lined no through road, the apartment enjoys a peaceful setting while remaining within easy walking distance of the amenities of Orpington High Street.

The accommodation comprises a communal entrance leading to a private front door, an entrance hall, spacious lounge/dining room with direct access to the communal gardens, modern fitted kitchen, contemporary bathroom and two well-proportioned double bedrooms.

Externally, the property offers well maintained communal gardens, a garage en-bloc, residents' parking and ample on road parking.

Highlands Road is ideally located for access to local shops, schools, bus routes, and transport links including Orpington and St. Mary Cray stations.

Internal viewing is highly recommended to fully appreciate the quality of the location and finish on offer. Please contact Thomas Brown Estates in Orpington to arrange your viewing.



COMMUNAL ENTRANCE

ENTRANCE HALL

Door to side, two storage cupboards, carpet.

LOUNGE/DINER

15' 08" x 14' 07" (4.78m x 4.44m) Double glazed sliding door to communal gardens, carpet, two radiators.

KITCHEN

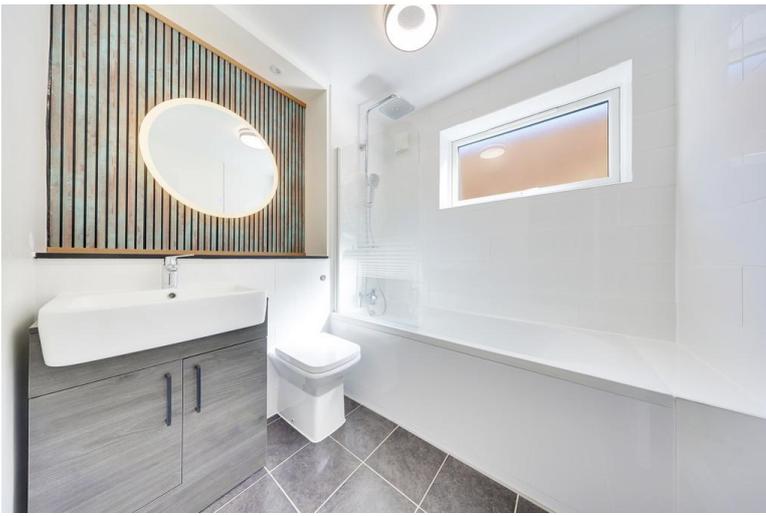
10' 10" x 6' 05" (3.3m x 1.96m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.

BEDROOM 1

11' 09" x 9' 10" (3.58m x 3m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 10" x 8' 06" (3.61m x 2.59m) Double glazed window to front, carpet, radiator.



BATHROOM

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



OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

RESIDENTS PARKING AND ON ROAD PARKING

GARAGE EN-BLOC

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

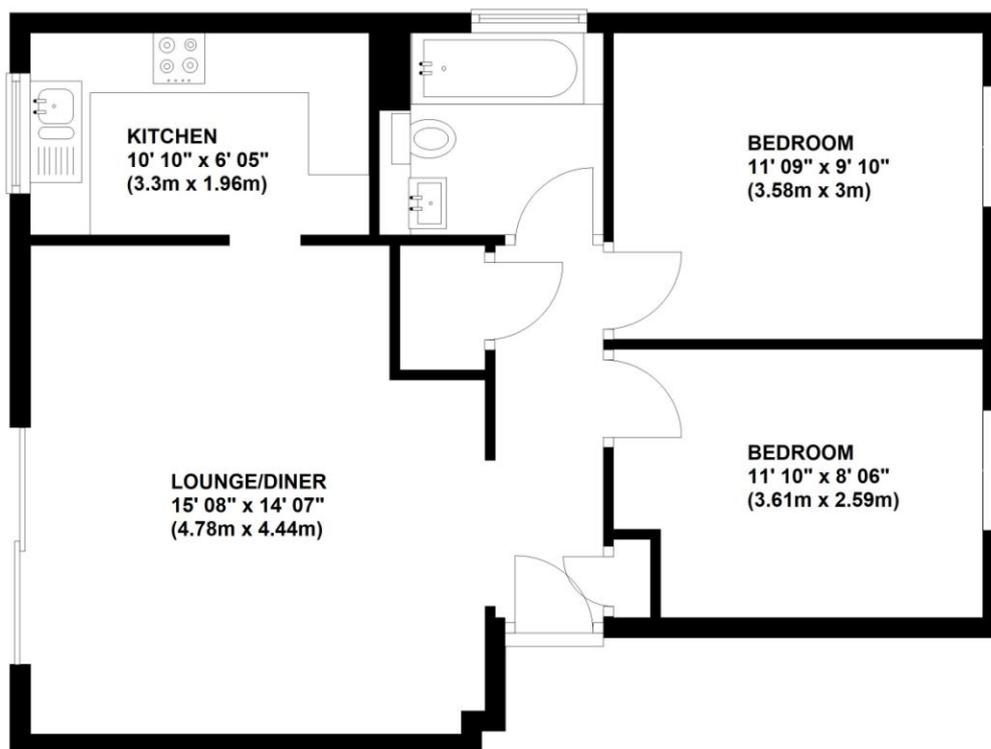
NO FORWARD CHAIN

PLEASE NOTE THE PROPERTY IS OWNED BY A MEMBER OF STAFF AT THOMAS BROWN ESTATES



Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 58.4 sq. metres (628.8 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(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	

WWW.EPC4U.COM

Council Tax Band: C

Tenure: Leasehold – 136 years remaining (approx.)

Service Charge (inc. insurance): £1451 PA (£120.91 PM) - As advised by vendor.

Ground Rent: Peppercorn - 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