

THOMAS BROWN

ESTATES



73 Bournemouth Road, Orpington, BR5 4JW **Asking Price: £230,000**

- Spacious 1 Bedroom First Floor Flat
- Located at the End of a No Through Road
- Walking Distance Orpington High Street
- Garage En Bloc, Long Lease (136 Years Approx.)





Property Description

Thomas Brown Estates are delighted to present this beautifully modernised and immaculately maintained first floor apartment, offering a spacious double bedroom, a long lease of approximately 136 years, and a garage en-bloc.

The accommodation comprises a communal entrance leading to a private front door, entrance hall, bright and airy lounge/dining room that leads to the fitted kitchen, modern bathroom with a generous utility/storage cupboard, and a well proportioned double bedroom.

Externally, residents can enjoy attractive and well maintained communal gardens, together with ample on road parking. Additional benefits include double glazed windows, gas central heating, and a garage located within a nearby block.

Ideally situated on Bournewood Road, the property is conveniently located for Orpington High Street, Orpington and St Mary Cray stations, local schools, and excellent bus routes.

An internal viewing is highly recommended to fully appreciate the quality and location of this excellent home. Please contact Thomas Brown Estates, Orpington, to arrange your viewing.



FRONT

Communal entrance and stairs.

ENTRANCE HALL

Door to communal hall, storage cupboard, wood effect floor.

LOUNGE/DINER

14' 8" x 11' 1" (4.47m x 3.38m) Double glazed window to rear, wood effect floor, radiator.

KITCHEN

10' 3" x 5' 7" (3.12m x 1.7m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and gas hob with extractor over, space for fridge/freezer, double glazed window to rear, wood effect floor.

BEDROOM

12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, utility cupboard with space for washing machine and tumble dryer, double glazed opaque window to side, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

GARAGE EN BLOC

RESIDENTS CAR PARK

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASEHOLD

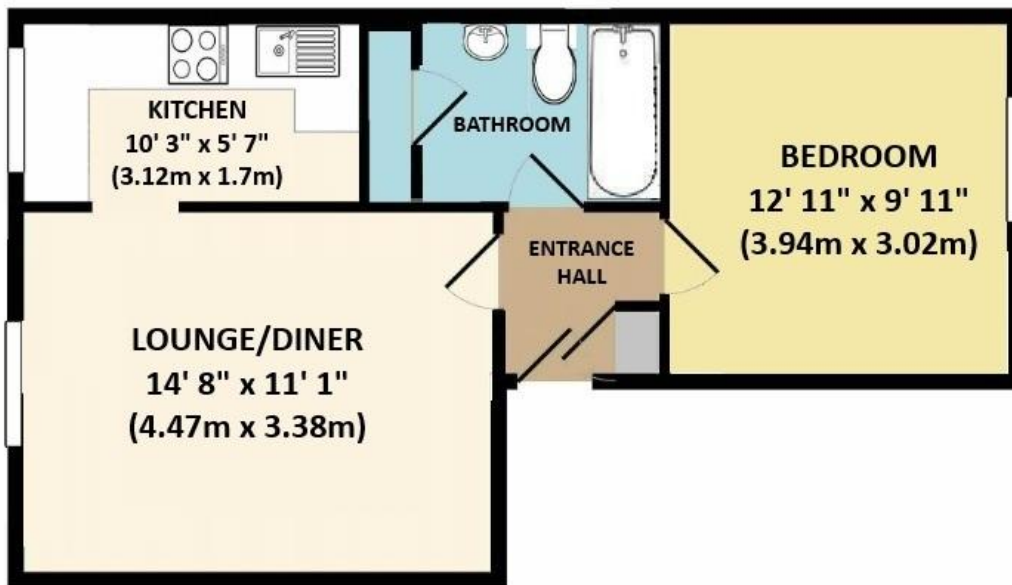
136 years remaining (Approx.)

SERVICE CHARGE/GROUND RENT

£1416 per annum (including building insurance).



Approximate Gross Internal Area = 43 sq m / 467 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Council Tax Band: C

Tenure: Leasehold – 136 years remaining (approx.)

Service charge & Ground rent - £1416 per annum (including building insurance)

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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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

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