

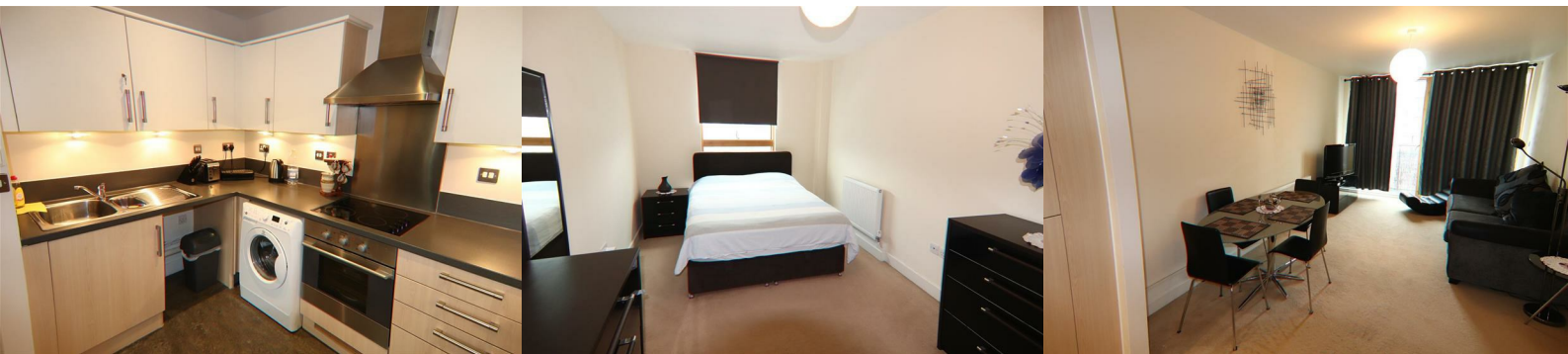


## Wood Martyn Court, Augustus Lane, Orpington, Kent, BR6 0SS

£310,000 Leasehold



Town centre location, and ideally placed for the mainline station with it's frequent and fast service up to London,- a well presented and spacious two bedroom balcony apartment that really must be viewed to be fully appreciated. Video entryphone system, lift access to all floors, communal bike store, and the flat has a covered allocated parking space.



## Description

Ideally placed in the centre of town with excellent access to the mainline Station, and bus routes, this well presented and spacious two bedroom balcony apartment really must be viewed to be fully appreciated. Benefits include an open-plan lounge and modern kitchen, two double bedrooms and a sizeable bathroom. There is a video entryphone system, lift access to all floors, communal bike store, and the flat has double glazing and central heating. Additionally, there is a covered allocated parking space. Orpington High Street, just a few minutes' walk away includes a vast array of shops, bars, restaurants and leisure facilities. Motorway links, and Greenbelt countryside are also just a short drive away.

## Communal Entrance / Communal Areas

Communal stairs and lift accessing each floor. Bike storage area.

## Entrance Hall

Entrance door. Video entryphone system,. Built-in cupboards, and radiator.

## Lounge

Being open-plan to the kitchen area. Radiator, and double glazed sliding doors leading to:-

## Balcony

## Kitchen

Fitted with a range of matching wall, base and drawer units with colour coordinated worktops and splash back. Under cabinet lighting. Integrated electric hob with stainless steel splash back and matching extractor canopy above. Built-in oven, Inset stainless steel one and a half bowl sink unit, Space and plumbing for washing machine and dishwasher. Space for fridge freezer.

## Bedroom

With double glazed window, radiator, and fitted wardrobes to one wall with sliding doors.

## Bedroom

Double glazed window, and radiator.

## Bathroom

Fitted with a modern white suite comprising:- bath with timber side panel and with shower attachment over plus shower screen, vanity wash hand basin within unit, and adjacent WC with concealed cistern. Partly tiled walls with decorative border.

## Covered Allocated Parking Space

## Lease Details & Charges

The following information has been provided by the seller, and should be verified by a purchaser prior to exchange of contracts-

- The lease length was 125 years from November 2006
  - Ground Rent & Service Charge - Approx. £160 per calendar month
- \*\*Please note these charges may be subject to reviews and this should be verified.

## Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"  
EPC Rating: "B"  
Total Square Meters: Approx. 62.8  
Total Square Feet: Approx. 676  
Room Measurements: As per floorplan

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

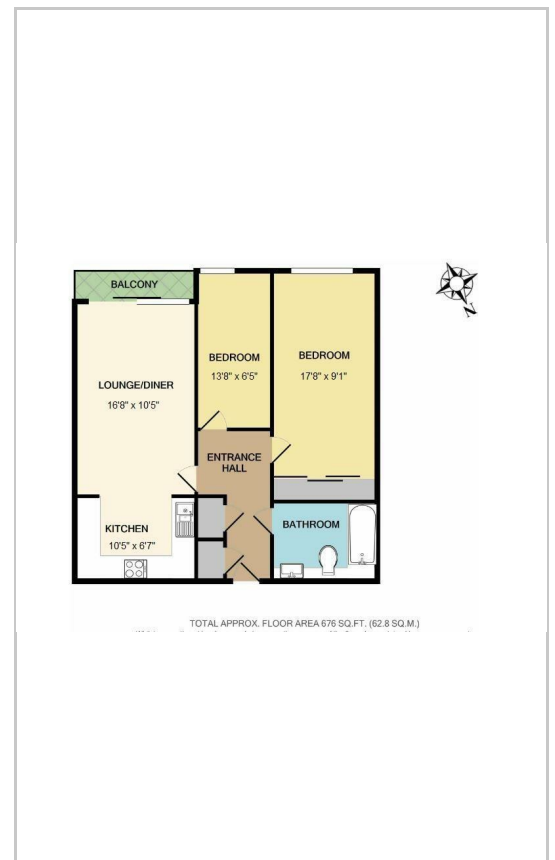
## Directions

Wood Martyn Court, and the adjoining Arbor House are the blocks of apartments directly above the Tesco Superstore in Orpington, adjacent to our offices in Orpington.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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