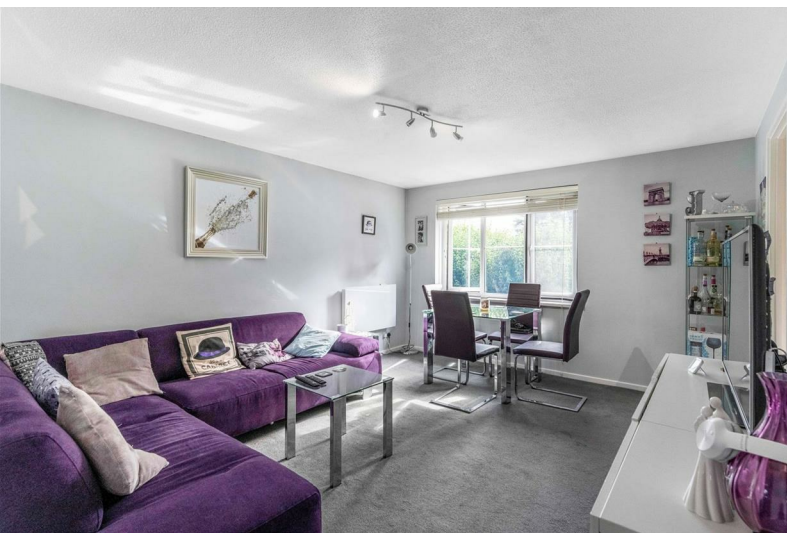




## 8 Badgers Copse

Tower Road, Orpington, BR6 0XB

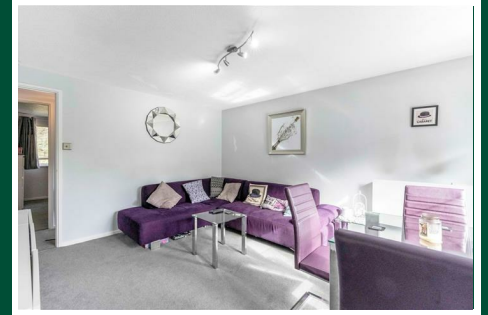
£300,000



# 8 Badgers Copse

Tower Road, Orpington, BR6 0XB

£300,000



## Description

A tastefully and beautifully decorated first floor maisonette which forms part of this sought after development which is within a short walk of Orpington Station and easy access of High Street and other amenities. A private entrance with stairs leading to the first floor, which is where you will find two good sized bedrooms (one with built in wardrobes) a good sized lounge leading to a well equipped and modern kitchen. In addition there is a lovely white three piece bathroom suite. Benefits include electric radiators, double glazing, and a long lease. Outside are attractive communal gardens and TWO allocated parking spaces. Offered with No Forward Chain, internal viewing is strongly recommended.

## Entrance

Private front door with carpeted stairs to first floor with double glazed window to side, access to boarded loft, storage cupboard housing cylinder, wall mounted radiator.

## Bedroom

Double glazed window to front, range built in wardrobes.

## Bedroom

Double glazed window to front

## Bathroom

White suite comprising panelled bath with separate shower attachment above, mixer taps. Low level WC, wash hand basin in vanity unit, heated towel rail, fully tiled walls, extractor fan, local tiling

## Lounge

Double glazed window to rear, wall mounted radiator, archway to kitchen

## Kitchen

Range of matching wall and base units, inset sink and drainer, mixer taps, splashback, extractor hood, double glazed window to rear, plumbing for washing machine, vinyl flooring, wine rack.

## Outside

Attractive communal Gardens

## Parking

Two allocated parking spaces

## Agents Note

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

Council Tax Band: "C"

EPC Rating: "D"

Total Square Meters: Approx. 49

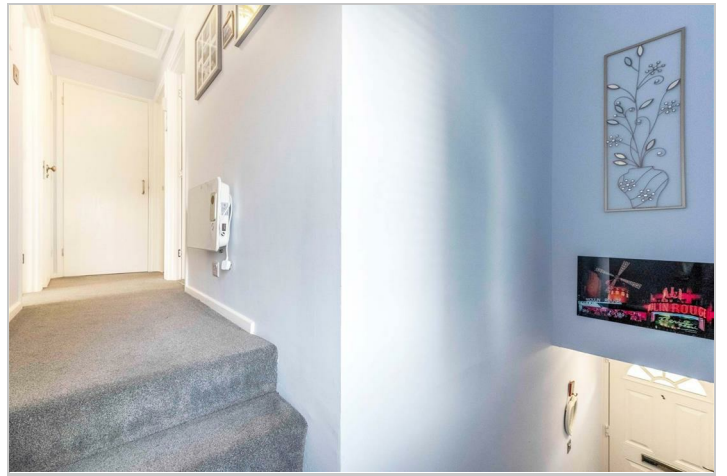
Total Square Feet: Approx. 527

Lease 999 Years From 25 March 2005

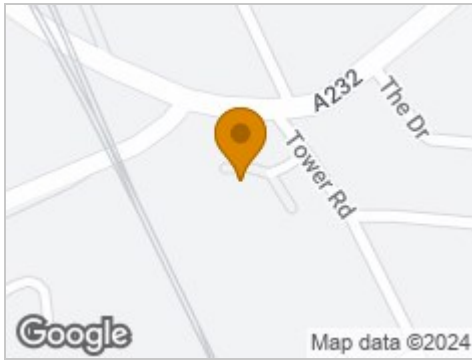
Service Charges £900.00 per annum. (£225.00 quarterly instalments)

Ground rent Peppercorn

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



## Road Map



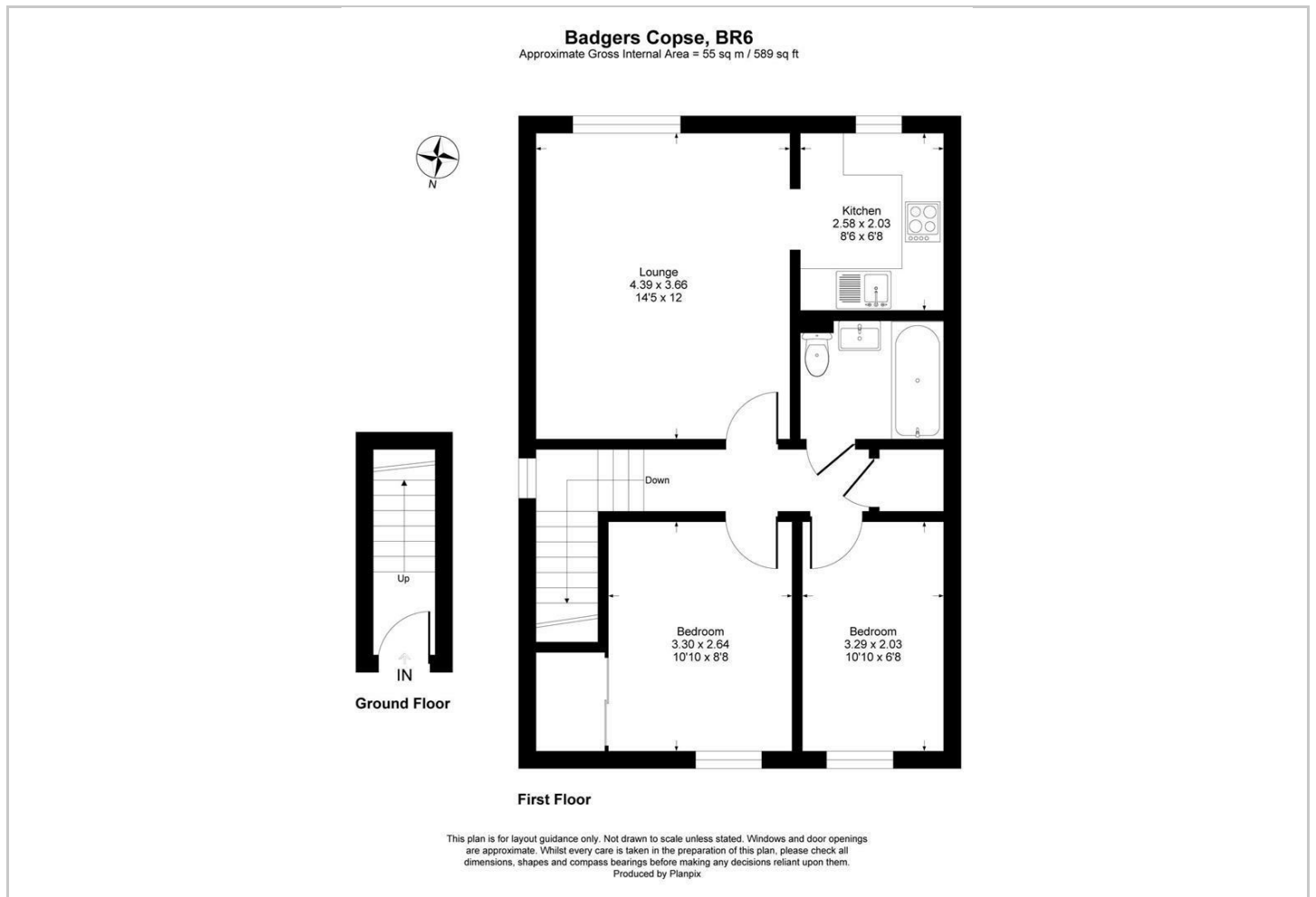
## Hybrid Map



## Terrain Map



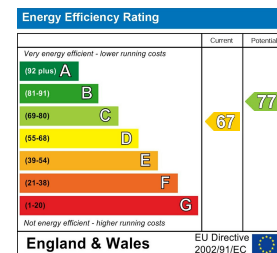
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.