



10 Goddington Manor Court Road  
Orpington, BR6 9AT  
**£600,000 Leasehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are delighted to present to the market to let this stunning apartment set within the exquisite 19th-century Goddington Manor, a Grade II listed gem accessed through a grand, sweeping driveway.

This rare-to-market apartment presents a unique opportunity to reside in a meticulously designed two-bedroom home within the tranquility of this historic setting.

Well located providing access to both Orpington town centre and main-line station allowing for a swift 18-minute commute to London Bridge, Goddington Manor seamlessly blends accessibility to the city with the secluded charm of its arts and crafts style architecture. Nestled beside Goddington Park, the glorious views must be seen to be fully appreciated.

Situated to the second floor, an impressive reception hallway, provides access to a stylish, fully equipped kitchen/diner featuring sleek granite countertops and full range of integrated appliances. The two double bedrooms both boast ensuite bathrooms, each complete with walk-in showers. The lounge, with feature fireplace, provides the perfect vantage point to soak in the surroundings. A unique feature is also an internal courtyard with retractable electric roof.

This unique home is also offered for sale on a chain free basis.

- STUNNING MANSION APARTMENT
- IMPRESSIVELY SPACIOUS ACCOMMODATION THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO LUXURIOUSLY APPOINTED EN SUITE BATHROOMS
- SUPERB FULLY FITTED/INTEGRATED KITCHEN/DINER
- LOVELY RECEPTION ROOM \*\* OVERLOOKING GODDINGTON PARK
- INTERNAL COURTYARD WITH RETRACTABLE ROOF
- GLORIOUS SETTING WITH MATURE GROUNDS - GRADE II LISTED MANOR HOUSE
- WITHIN REACH OF ORPINGTON TOWN CENTRE & STATION
- CHAIN FREE SALE

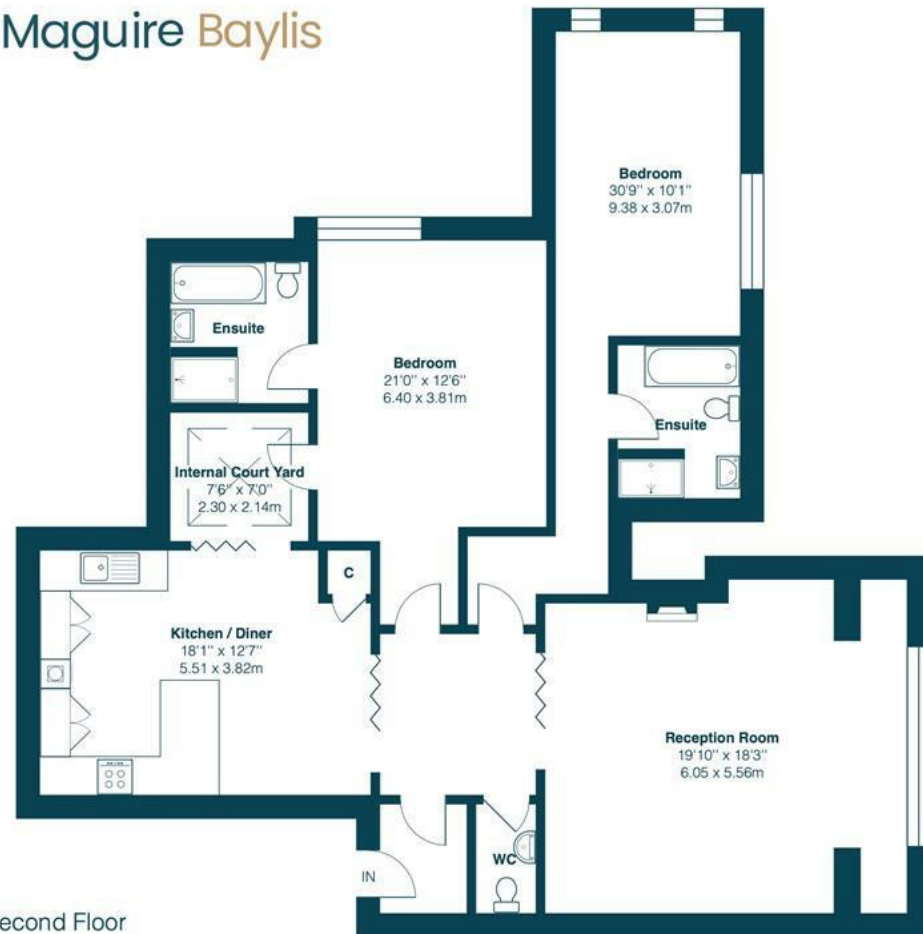




Court Road, BR6

Approximate Gross Internal Area = 1402 sq ft / 130.2 sq m

 Maguire Baylis



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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### COMMUNAL HALLWAY

The property is approached via the original main entrance doorway leading to a grand and welcoming hallway featuring original panelled walls and mosaic tiled flooring. The original staircase leads up to the second floor, there is also a lift service.

### PRIVATE ENTRANCE LOBBY

Front door; radiator; door to:

### RECEPTION HALL

A large, welcoming space featuring bi-folding doors to both kitchen and living room; vertical radiator.

### SEPARATE WC

Part tiled walls; concealed cistern WC; fitted wash basin; heated towel rail/radiator; tiled flooring.

### LIVING ROOM

Double glazed bay window to front overlooking grounds; feature fireplace with ornate wooden surround and mirrored overmantel.

### KITCHEN

An impressive kitchen featuring a comprehensive range of wood effect wall and base units with polished granite worktops to two walls plus return breakfast bar; full complement of integrated appliances comprising oven and hob, separate steam oven, washing machine, dishwasher, fridge/freezer, wine fridge; tiled flooring; bi-folding door leading to internal courtyard.

### COURTYARD

A great feature! Featuring a glazed lantern skylight window which can be retracted electrically; tiled flooring; wall lights.

### BEDROOM 1

Double glazed leaded light window to side; raised bed platform; radiator; door to courtyard.

### EN SUITE BATHROOM

A modern and well appointed bathroom featuring bath; walk-in shower with rain shower head and body-jets; fitted wash basin; WC; fully tiled walls and flooring; automatic mood lighting.

### BEDROOM 2

Two double glazed leaded light windows to side and front; radiator.

### EN SUITE BATHROOM

A modern and well appointed bathroom featuring bath; walk-in shower with rain shower head and body-jets; fitted wash basin; WC; fully tiled walls and flooring; automatic mood lighting.

### GARDENS

The property is set within beautiful, mature grounds. Accessed via electric gates, and via a long sweeping driveway, the delightful grounds provide a rare feeling of peace and tranquillity. The gardens back onto Goddington Park with a gate allowing for private access.

### PARKING

Plenty of parking for residents to the front.

### LEASE & MAINTENANCE CHARGES

LEASE - 199 years from 1/1/2013 - 187 years remaining

SERVICE CHARGE - Currently £378.45 per month,

BUILDINGS INSURANCE - £2510.44 pa

GROUND RENT - £200 pa

### LOCATION

What3words: ///will.share.divide



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.