



£489,995

Middlewood Court, Crofton Lane, Orpington, BR5 1FF

**Chattertons**

EST 1893



This is a stunning first floor apartment with large lounge and bi folding doors to an enclosed balcony. The accommodation includes 2 double bedrooms and 2 bathrooms and is absolutely perfect for a professional commuting couple with Orpington mainline station 15 minutes away on foot. The building has instant kerb appeal and set back nicely from the road and is gated to allow for secure residents parking and lovely communal garden. The property is only 5 years and is offered to the market as new. The finish is bright and modern with 2 spa like bathrooms and a kitchen with quartz work top breakfast bar and integrated appliances. The lease is 994 years long and this property is perfect for someone looking for a true turn key experience. The energy rating is a brilliant B.



**Stunning first floor apartment**  
**2 double bedrooms**  
**2 spa like bathrooms**  
**Large lounge with enclose balcony**  
**Modern kitchen with appliances**

#### **Communal Entrance**

Video entry phone, modern communal parts, stairs to the first floor

#### **Entrance Hall**

Wood flooring with under floor heating, airing cupboard

#### **Lounge and Kitchen 21' 8" x 15' 10" (6.60m x 4.82m)**

Double glazed bi folding doors to balcony, plenty of bright living space, open plan to kitchen which includes fitted wall and base units with quartz work surface, integrated fridge freezer, integrated dish washer, hob with extractor, inset sink with mixer taps, integrated washing machine, breakfast bar, under floor heating

#### **Bedroom 1 15' 0" x 14' 0" (4.57m x 4.26m)**

2 double glazed windows, carpet, under floor heating, built in triple wardrobe

#### **En Suite**

Shower, low level wc, pedestal wash hand basin with mixer taps, tiled walls and floor, illuminated mirror, under floor heating, extractor fan

**Only 5 years old**  
**994 year lease**  
**15 minute walk to Orpington Mainline station**  
**EPC rating B**  
**Gated for extra security**

#### **Bedroom 2 10' 10" x 10' 9" (3.30m x 3.27m)**

Double glazed window, built in wardrobes, carpet, under floor heating

#### **Bathroom**

Panelled bath with mixer taps and shower above, wall hung wash hand basin with mixer taps, low level wc, illuminated mirror, tiled walls and floor, extractor fan, under floor heating

#### **Communal Garden and Resident Parking**

The building is protected by gates and has a lovely garden and residents only parking with an allocated parking space

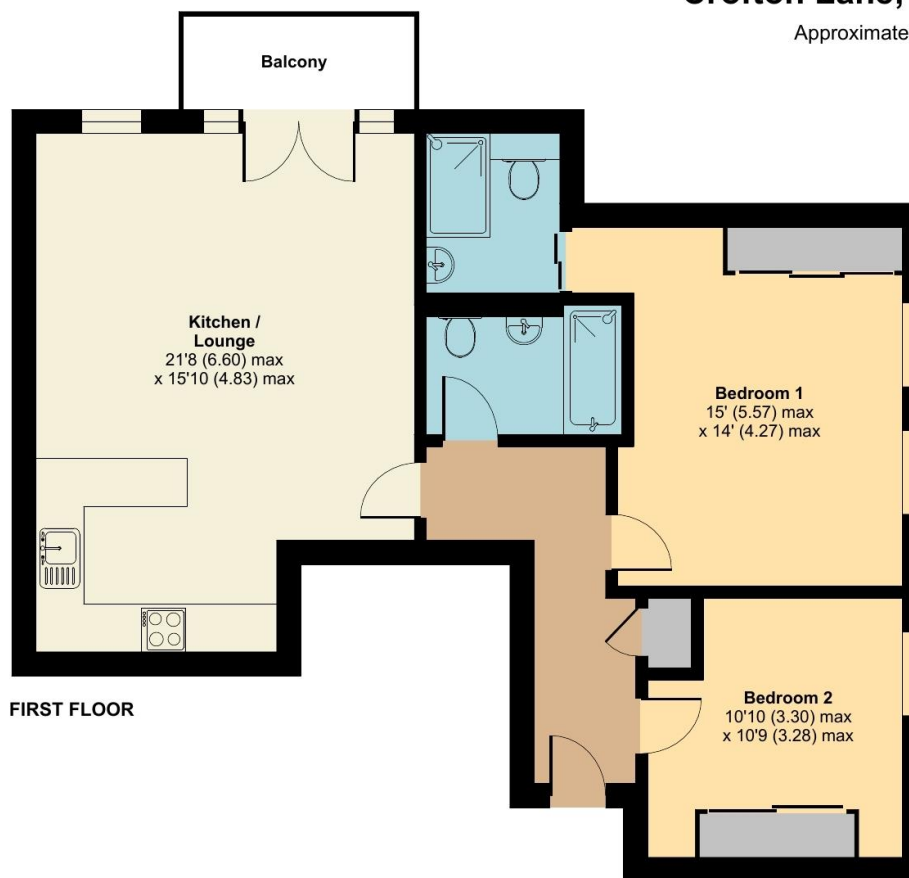




## Crofton Lane, Orpington, BR5

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1264872

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

**020 8859 4000**

405 Footscray Road

New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893