

# THOMAS BROWN

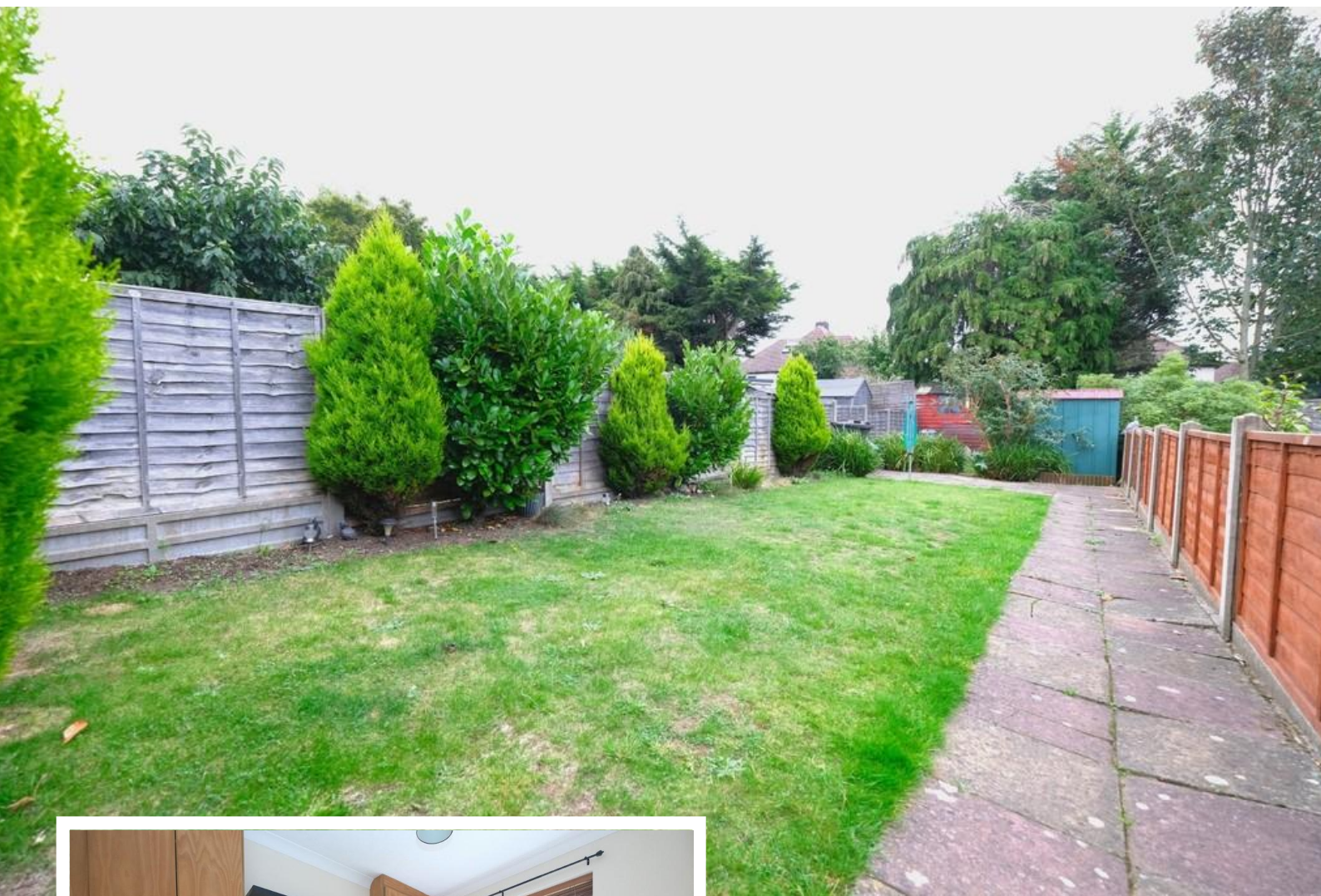
ESTATES



**63 Barnesdale Crescent, Orpington, BR5 2AU** Asking Price: **£269,500**

- 2 Bedroom First Floor Maisonette
- Well Located for St. Mary Cray Station
- Ample On Road Parking
- Long Lease, No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this well presented, two bedroom first floor maisonette being offered to the market with no forward chain, located in a popular residential road in the Poverest area of Orpington and within walking distance of St. Mary Cray Station. The accommodation on offer comprises: stairs to private entrance door, entrance hall, lounge/dining room, kitchen, two bedrooms and a family bathroom. Externally the property benefits from a private rear garden and ample on road parking to the front. The property is offered with no forward chain. Barnesdale Crescent is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange your appointment to view.



#### ENTRANCE HALL

Composite door to side, carpet, radiator.

#### LOUNGE/DINER

14' 1" x 13' 8" (4.29m x 4.17m) Two double glazed windows to front, laminate flooring, radiator.

#### KITCHEN

7' 5" x 7' 0" (2.26m x 2.13m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for fridge/freezer, double glazed window to rear and side, vinyl flooring.



#### BEDROOM 1

10' 8" x 9' 7" (3.25m x 2.92m) (measured at maximum) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 2

10' 6" x 7' 8" (3.2m x 2.34m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

68' 0" (20.73m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Stairs to front door.

#### DOUBLE GLAZING

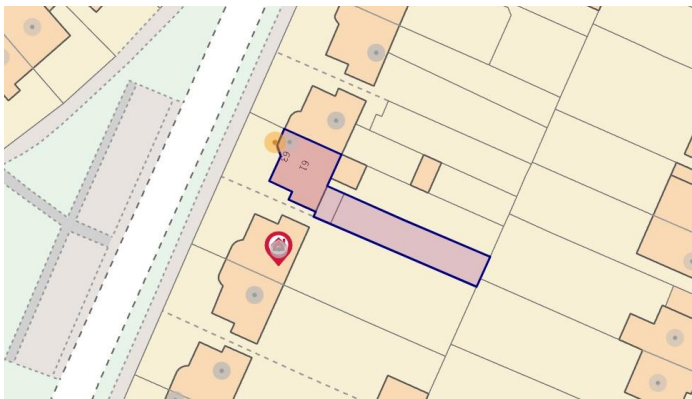
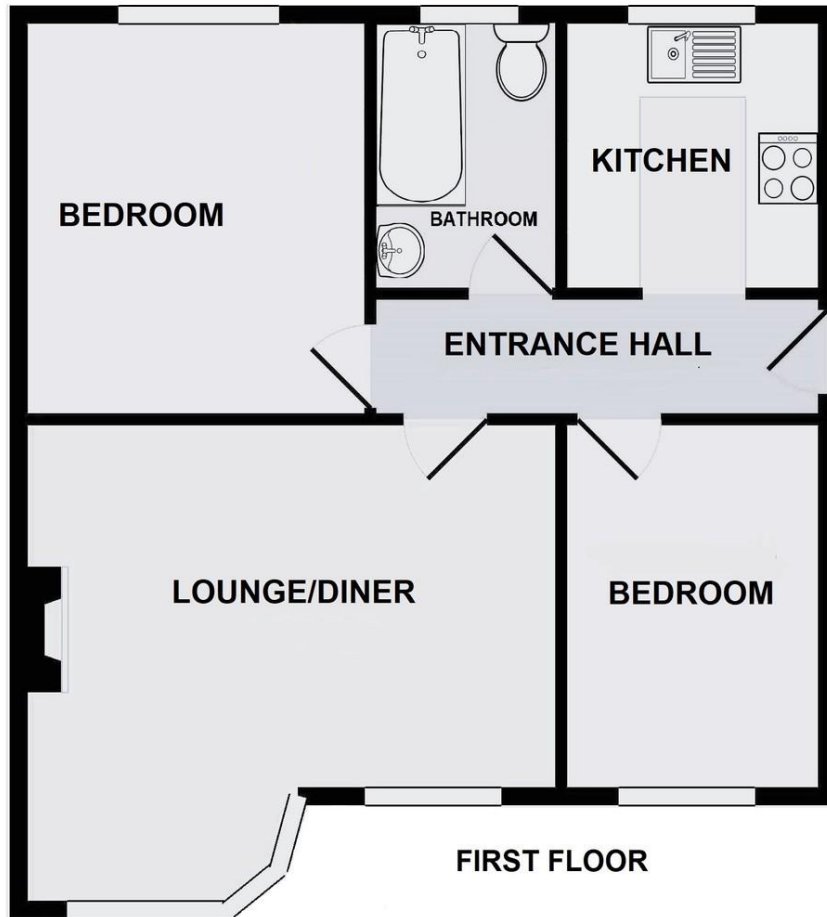
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### LEASEHOLD

117 years remaining.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 117 years remaining**

**Service Charge: Adhoc - As advised by vendor.**

**Ground Rent: £250 PA (£20.83 PM) - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

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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