

# THOMAS BROWN

ESTATES



**7A Stanley Way, Orpington, BR5 2HE**

**Asking Price: £249,500**

- 2 Bedroom First Floor Apartment
- Well Located for St. Mary Cray Station
- Communal Garden, On Road Parking
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this well presented, two bedroom first floor apartment 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: communal entrance, stairs to private entrance door, entrance hall, lounge/dining room, newly fitted kitchen (including a recently installed boiler with warranty), two bedrooms and a shower room. Externally the property benefits from a communal garden and ample on road parking to the front. Stanley Way 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.



## COMMUNAL ENTRANCE

### ENTRANCE HALL

Door, storage cupboard, laminate flooring.

### LOUNGE

15' 9" x 11' 6" (4.8m x 3.51m) Double glazed window, laminate flooring, radiator.

### KITCHEN

10' 5" x 6' 10" (3.18m x 2.08m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, extractor hood, space for fridge/freezer, space for washing machine, double glazed window, tiled flooring.



### BEDROOM 1

15' 8" x 9' 2" (4.78m x 2.79m) Range of fitted wardrobes, double glazed window, laminate flooring, radiator.

### BEDROOM 2

14' 1" x 8' 2" (4.29m x 2.49m) Double glazed window, laminate flooring, radiator.



### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window, tiled flooring, radiator.

### COMMUNAL GARDENS

To rear.

### DOUBLE GLAZING

### CENTRAL HEATING SYSTEM

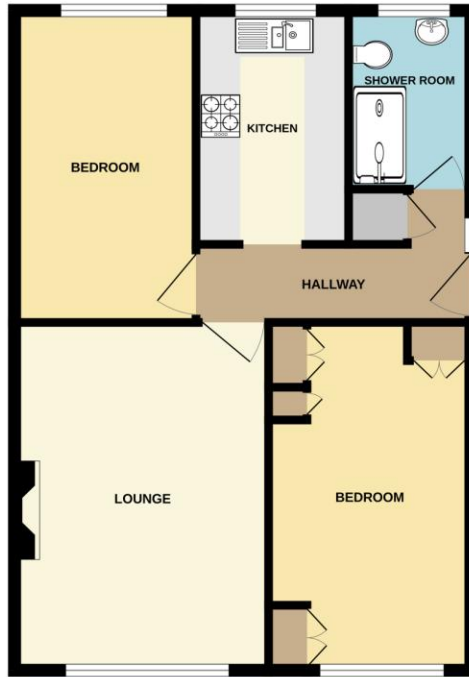
### NO FORWARD CHAIN



### LEASEHOLD

127 years remaining

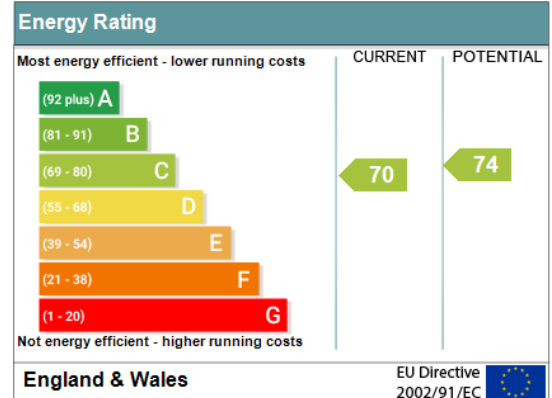
GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropia C524



Address: 7a Stanley Way, ORPINGTON, BR5 2HE  
RRN: 0554-3033-7209-7104-5204



**Construction: Standard**

**Council Tax Band: B**

**Tenure: Leasehold - 127 years remaining**

**Service charge: £600pa (£50pm), Insurance: £849pa (£70.75pm)**

**Ground rent: £100pa (£8.33pm)**

**\*\*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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