

THOMAS BROWN

ESTATES

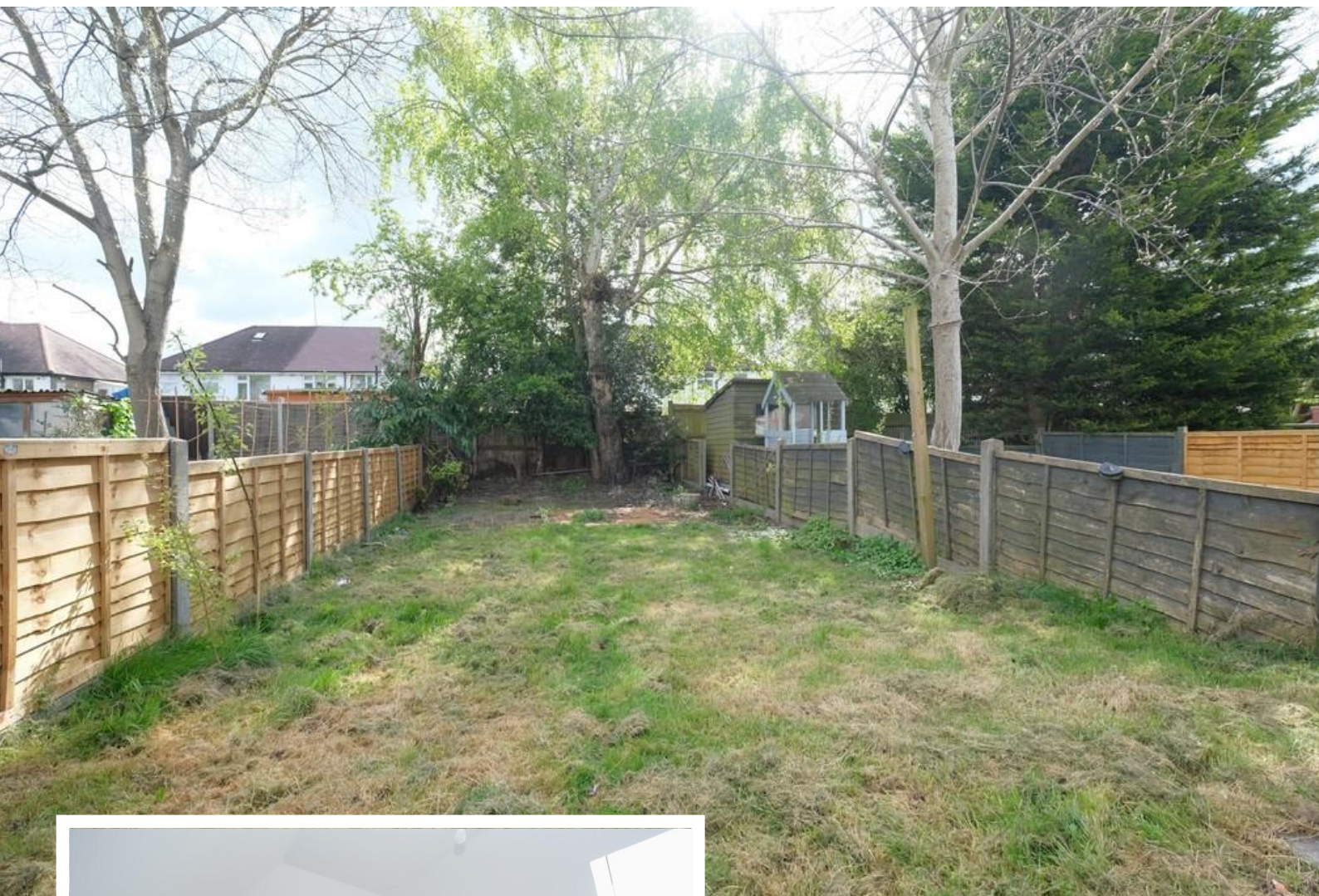


27 Robinhood Green, Orpington, BR5 2AT

Asking Price: £300,000

- 2 Bedroom First Floor Maisonette
- Private Rear Garden, Bonus Loft Room
- Well Located for St. Mary Cray Station
- No Forward Chain, Newly Refurbished





Property Description

Thomas Brown Estates are delighted to offer this newly refurbished, two bedroom first floor maisonette boasting a bonus 'loft room', a recently extended lease of 99 years, with a great outlook over a local green to the front, private garden to the rear and located in a popular residential road in the Poverest area of Orpington, within walking distance of St. Mary Cray Station. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, lounge/dining room, modern fitted kitchen, two good-size bedrooms, family bathroom and a bonus 'loft room' (could be used as an additional bedroom or reception room). Robin Hood Green is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



FRONT

Staircase to front door.

ENTRANCE HALL

Door to side, carpet.

LOUNGE

13' 10" x 13' 03" (4.22m x 4.04m) Two double glazed windows to front, carpet, radiator.

KITCHEN

7' 10" x 6' 09" (2.39m x 2.06m) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated electric hob, integrated washing machine, space for fridge/freezer, tiled splashback, double glazed window to rear, vinyl flooring.



BEDROOM

11' 03" x 9' 07" (3.43m x 2.92m) Double glazed window to rear, carpet, radiator.

BEDROOM

10' 01" x 7' 10" (3.07m x 2.39m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double glazed opaque window to rear, vinyl flooring, radiator.

STAIRS TO LOFT ROOM

Carpet.

BONUS LOFT ROOM

17' 05" x 12' 06" (5.31m x 3.81m) (measured at maximum) (part restricted headroom) Skylight, carpet.

OTHER BENEFITS INCLUDE:

PRIVATE REAR GARDEN

40' 0" (12.19m) Laid to lawn.

DOUBLE GLAZING

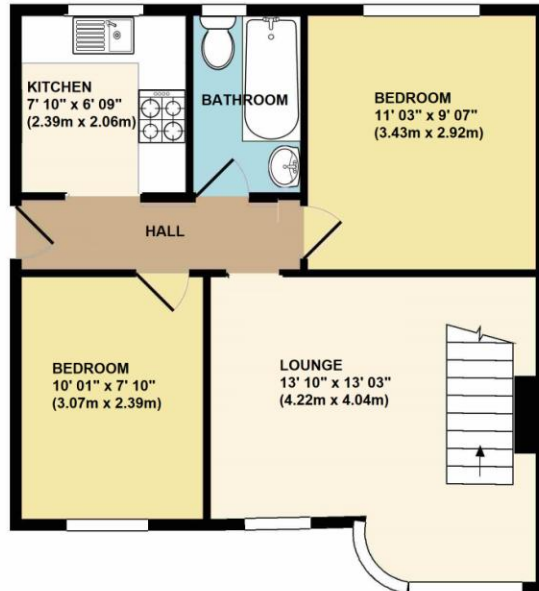
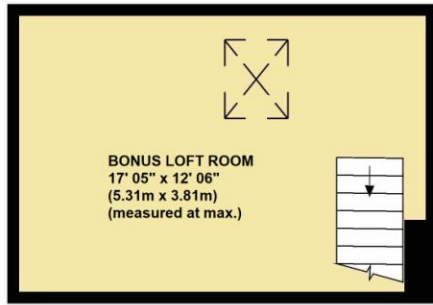
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

Recently extended to 99 years.





TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 99 years remaining

Service charge: None - As advised by vendor.

Ground rent: £4.17 PM (£50 PA) - 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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