

# THOMAS BROWN

ESTATES



## Flat 23, Bramley Court, Orpington, BR6 0AT

**Fixed Price: £333,000**

- 2 Bedroom, 2 Bathroom First Floor Apartment
- Gated Development
- No Forward Chain
- High Street Location







## Property Description

Thomas Brown Estates are delighted to market this end of chain, spacious two bedroom two bathroom purpose built balcony apartment, forming part of a gated development and situated in the centre of Orpington with excellent access to the High Street and Orpington Station. The property consists of a private entrance hall, large open plan living space with modern fitted kitchen leading to the balcony, two bedrooms with the master benefitting from an ensuite, and a family bathroom. The apartment block boasts a serviced lift for access, very well kept communal areas and allocated parking space all set behind gates. Please note the property does require decoration and this has been reflected in the asking price. Call Thomas Brown Estate Agents in Orpington for an appointment to view this property.



#### EXTERNAL

Electric gates, allocated parking space, intercom system, serviced lift.

#### ENTRANCE HALL

Door with coconut mat, storage cupboard, carpet, radiator.

#### LOUNGE/KITCHEN/DINING ROOM

19' 03" x 12' 10" (5.87m x 3.91m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed French doors to balcony, vinyl flooring to Kitchen area, carpet to Lounge area, two radiators.



#### BEDROOM 1

16' 01" x 16' 10" (4.9m x 5.13m) (measured at maximum) Double glazed door to Juliet balcony, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, vinyl flooring, heated towel rail.



#### BEDROOM 2

11' 07" x 8' 08" (3.53m x 2.64m) Double glazed window, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### BALCONY

9' 08" x 4' 04" (2.95m x 1.32m)

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALLOCATED PARKING SPACE

Number 44.

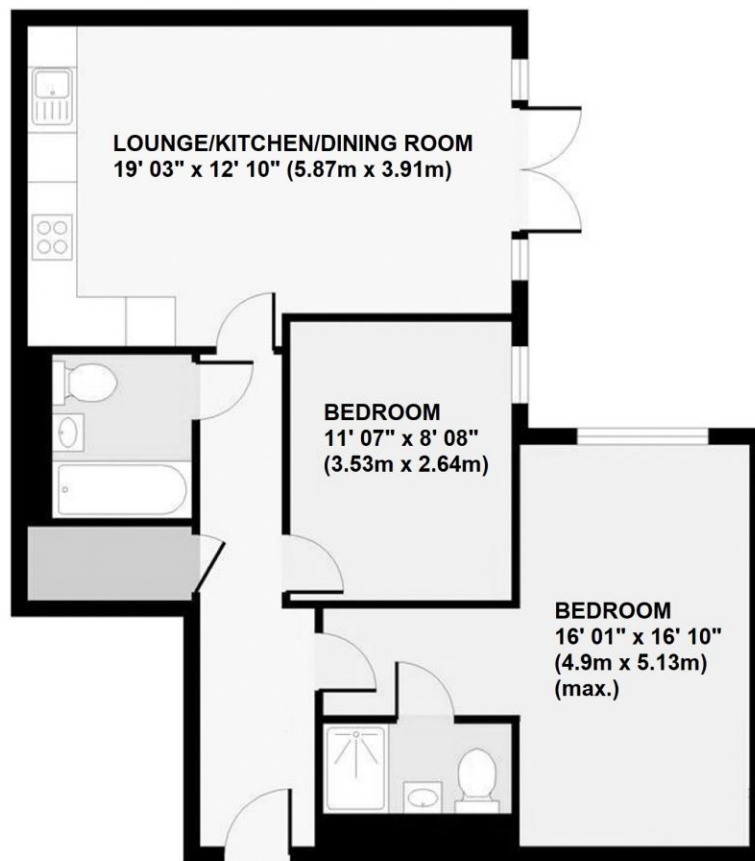
#### NO FORWARD CHAIN

#### LEASEHOLD

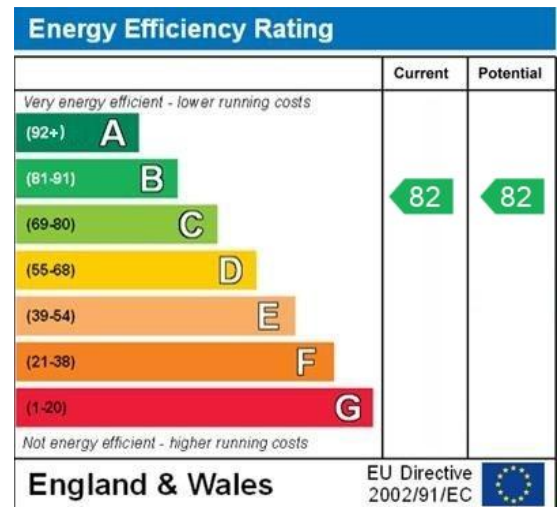
109 Years left on lease.







This plan is for illustration purpose only - not to scale



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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Leasehold (109 years left on lease).**

**Service charge: £2160 PA (£180 PM approx.) - As advised by vendor.**

**Ground rent: £250 PA - As advised by vendor.**

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

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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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