

# THOMAS BROWN

ESTATES



## Wood Martyn Court, Orpington, BR6 0SS

**Asking Price: £290,000**

- 2 Bedroom Top Floor Apartment
- Excellent Access to Orpington High Street & Station
- Allocated Parking Space
- No Forward Chain





## Property Description

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



#### COMMUNAL ENTRANCE

Video entry system, stairs and service lift.

#### ENTRANCE HALL

Storage cupboard, carpet, radiator.

#### LOUNGE/DINER

16' 09" x 10' 06" (5.11m x 3.2m) (open plan to kitchen) Sliding door to balcony, carpet, radiator.

#### KITCHEN

10' 06" x 6' 10" (3.2m x 2.08m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob, integrated fridge/freezer, space for washing machine, vinyl flooring.



#### BEDROOM 1

19' 07" x 9' 01" (5.97m x 2.77m) Fitted wardrobes, double glazed window, carpet, radiator.

#### BEDROOM 2

13' 09" x 6' 05" (4.19m x 1.96m) Double glazed window, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

BALCONY

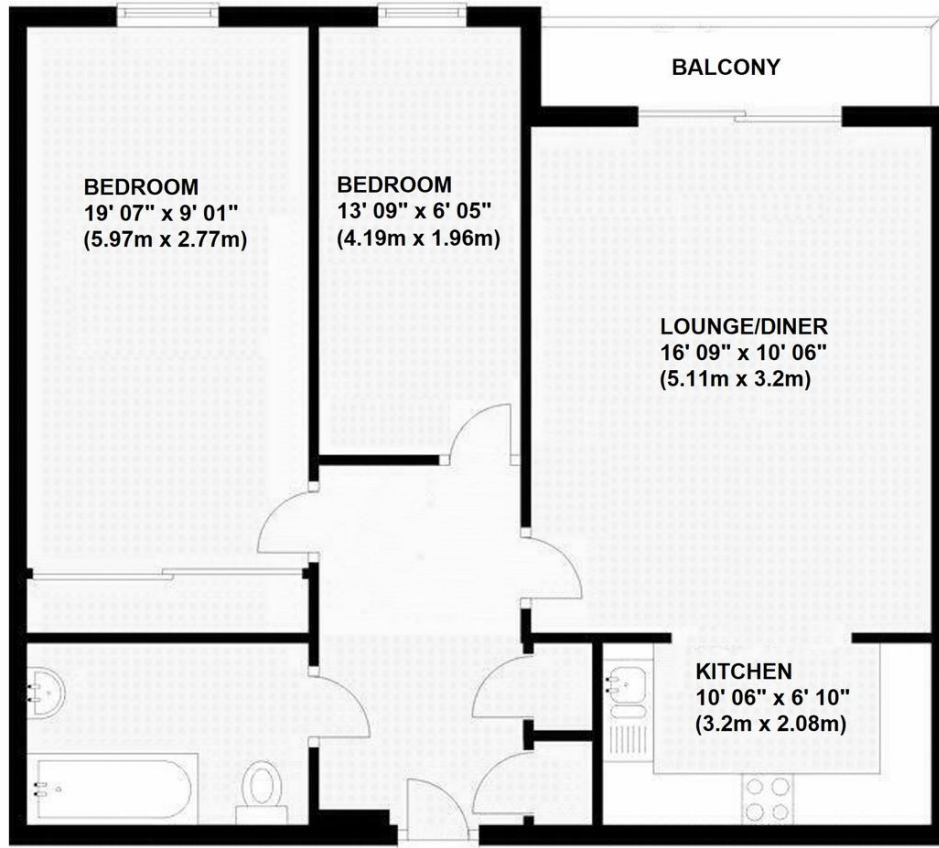
CENTRAL HEATING

ALLOCATED PARKING SPACE

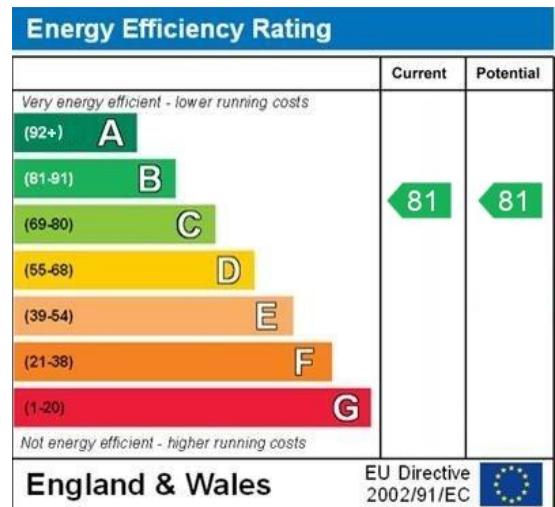
ALARMED

LEASEHOLD

107 years remaining.



**This plan is for illustration purpose only - not to scale**



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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Leasehold – 107 years remaining**

**Service Charge: £2616 PA (£218 PM) - As advised by vendor.**

**Ground Rent: None - 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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