

# THOMAS BROWN

ESTATES



**Court Road, Orpington, BR6 9AT**

**Asking Price: £280,000**

- 1 Bedroom Split Level Apartment
- Set Behind Electronic Gates, Ample Parking
- Set within Goddington Manor House
- Private Courtyard, Long Lease







## Property Description

Thomas Brown Estates are delighted to offer this unique and must view, fantastic split level apartment (51sqm not including the loft space) set within the prestigious Goddington Manor, a 19th Century Grade II listed Manor House, set back from the road behind electronic gates boasting a private courtyard garden, ample parking and wonderful communal grounds. The accommodation on offer comprises: grand communal entrance hall with original features, private entrance hall and open plan kitchen/reception room with French doors to the private courtyard. To the first floor is the master bedroom including fitted wardrobes (with access to the private loft space), a study area, and the bathroom. Goddington Manor is well located for local schools, shops, bus routes, Goddington Park and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the unique features this property has to offer that are rarely seen within Orpington.





**COMMUNAL ENTRANCE**  
Superb period features, intercom system.

**PRIVATE ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM**  
15' 6" x 14' 10" (4.72m x 4.52m) 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 fridge/freezer, space for washing machine, tiled splashbacks, feature window and French doors to private patio, solid wood flooring, radiator



**STAIRS TO FIRST FLOOR LANDING**  
Wooden.

**BEDROOM**  
21' 3" x 14' 10" (6.48m x 4.52m) (measured at maximum) (L-shaped) Fitted wardrobes, window to rear, laminate flooring, radiator, potential study area within bedroom at top of stairs.

**BATHROOM**  
Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring.



**LOFT SPACE**  
14' 10" x 9' 08" (4.52m x 2.95m) Accessed via the bedroom.

**OTHER BENEFITS INCLUDE:**

**PRIVATE COURTYARD GARDEN**

**CENTRAL HEATING SYSTEM**

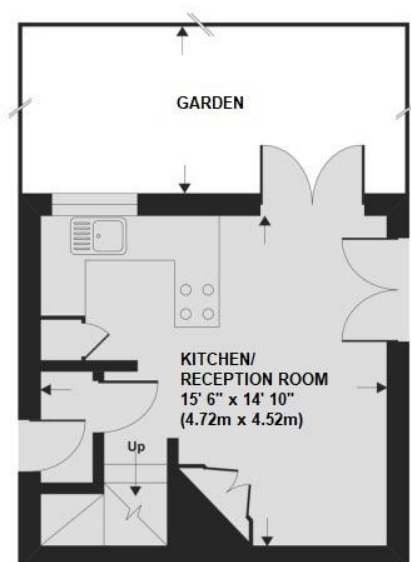
**SET BEHIND ELECTRONIC GATES**

**AMPLE PARKING**  
Via driveway.

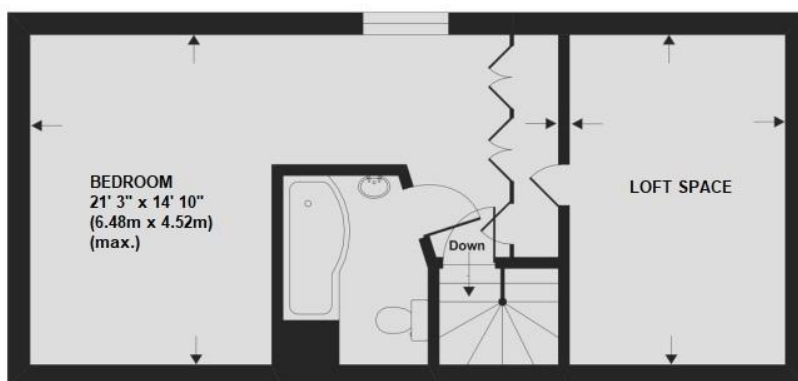
**FANTASTIC COMMUNAL GROUNDS**

**LEASEHOLD**  
186 years remaining.

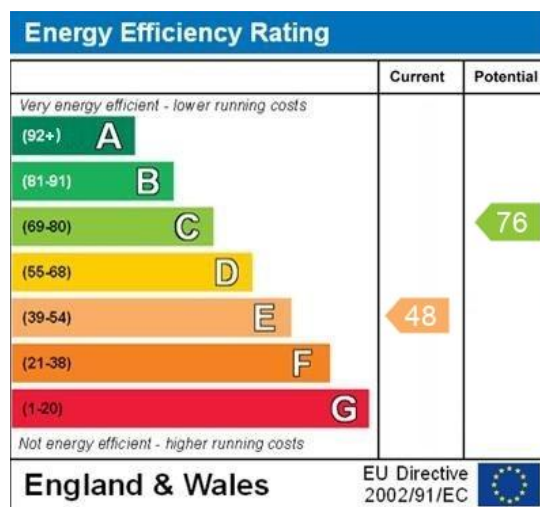




GROUND FLOOR



FIRST FLOOR



WWW.EPC4U.COM

**Construction: Standard**

**Council Tax Band: B**

**Tenure: Leasehold – 186 years remaining**

**Service Charge: £192pm (£2,304 PA) - As advised by vendor.**

**Ground Rent: £200 PA (£16.67 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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