

THOMAS BROWN

ESTATES



191A High Street, Orpington, BR6 0PF

Guide: £325,000-£335,000

- 3 Bedroom Split Level Maisonette
- Excellent Access to Orpington High Street & Station
- Private Roof Terrace
- Deceptively Spacious, Well Presented





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, well presented three bedroom split level maisonette boasting a private roof terrace and situated in the centre of Orpington with excellent access to local amenities in the High Street and Orpington Station. The property consists of a communal entrance with intercom system, roof terrace leading to the private entrance hall, kitchen/breakfast room and large lounge/dining room. There are stairs leading to the landing providing access to three bedrooms and family bathroom. The vendor has advised us there is permit parking available via the council to the local roads. Please call Thomas Brown Estates in Orpington for an appointment to view to fully appreciate the quality of finish and central location on offer.



COMMUNAL ENTRY GATE

STAIRWAY TO COMMUNAL AREA

ENTRANCE HALL

Opaque double glazed door to front, carpet.

KITCHEN/BREAKFAST ROOM

11' 04" x 9' 10" (3.45m x 3m) Range of matching wall and base units with worktops over, sink and drainer, integrated electric hob with extractor over, integrated double oven, integrated fridge/freezer, integrated washing machine, double glazed French doors to roof terrace, double glazed window to roof terrace, laminate flooring.



LOUNGE/DINER

21' 06" x 16' 09" (6.55m x 5.11m) (L shaped) Double glazed window's, laminate flooring, two electric radiators.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 07" x 10' 06" (3.84m x 3.2m) Double glazed window, carpet, electric radiator.

BEDROOM 2

10' 06" x 9' 11" (3.2m x 3.02m) Built in storage, double glazed window, carpet, electric radiator.

BEDROOM 3

9' 07" x 5' 10" (2.92m x 1.78m) Double glazed window, carpet, electric radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window, tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

PRIVATE ROOF TERRACE

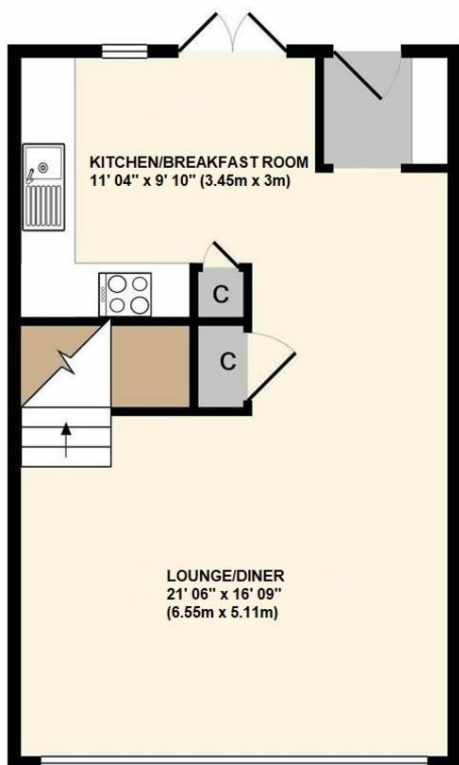
Artificial lawn.

DOUBLE GLAZING

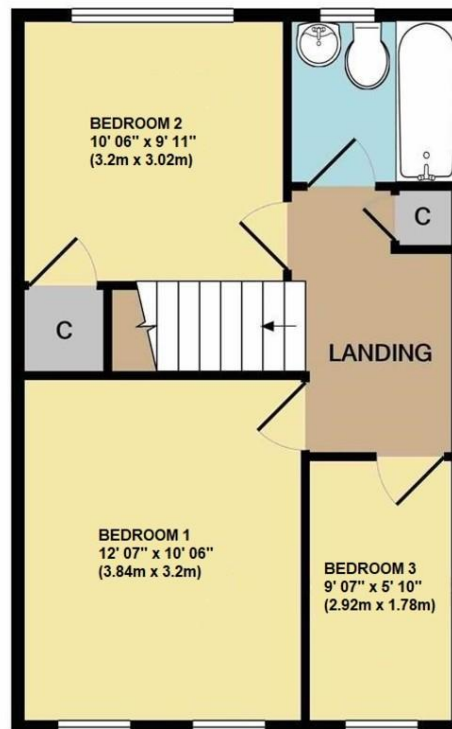
LEASEHOLD

90 years remaining.





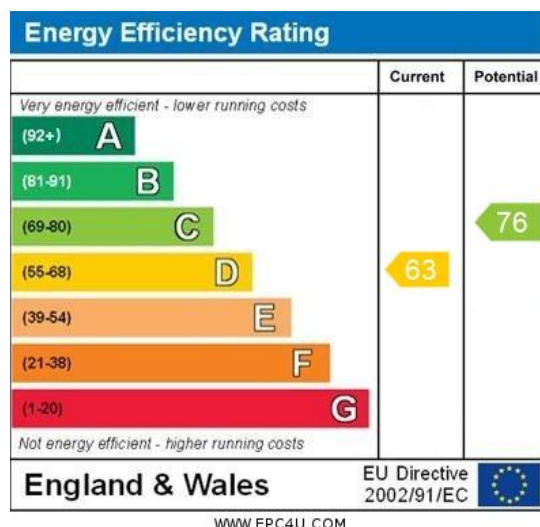
GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.4 SQ.M. (833 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band: C

Tenure: Leasehold – 90 years remaining

Service Charge: £657.88 PA (£54.82 PM) – As advised by vendor.

Ground Rent: £250 PA (£20.83 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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