

THOMAS BROWN

ESTATES



Flat 29, Midas House, Orpington, BR6 0FN **Asking Price: £375,000**

- 2 Double Bedroom, Penthouse Apartment
- 2 Bathrooms, 28' Balcony, Gated Parking
- Well Located for Orpington High Street & Station
- No Forward Chain, Long Lease





Property Description

Thomas Brown Estates are delighted to offer this exceptional two double bedroom two bathroom penthouse apartment, boasting a high specification of finish rarely seen in the local apartment market, a fantastic 28' private balcony, gated parking and no forward chain. Situated in the heart of Orpington, the property is ideally positioned moments from Orpington High Street a short walk to Orpington Station with fast trains to London Bridge, whilst enjoying westerly views over the popular 'The Knoll' area.

Located on the top floor of this exclusive development, being one of only four apartments on this floor, the property has a secure communal entrance with video entry system, two serviced lifts and a secure gated parking space. Internally, there is a spacious private entrance hall with feature skylight and utility cupboard, two surprisingly spacious double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside an impressive executive family bathroom.

The stunning open plan kitchen/living area features bi-fold doors opening onto the superb 28' private balcony, creating an excellent space for both entertaining and relaxing. The contemporary kitchen is finished to a high standard, incorporating quartz worktops and quality Bosch appliances.

Further features include an integrated audio system with ceiling speakers, Vent Axia ventilation system, a ability to install an EV charger for the allocated parking space (power supply already in place), long lease and secure cycle store.

Early viewing is highly recommended to fully appreciate the exceptional specification, generous balcony and prime central Orpington location - with the added bonus of being offered to the market with no forward chain. Please contact Thomas Brown Estates, Orpington, to arrange an appointment to view.



Entrance Hall:

15' 0" x 6' 02" (4.57m x 1.88m). Utility cupboard with space for washing machine, skylight, Herringbone flooring, electric radiator.

Kitchen/Dining Area:

18' 03" x 15' 03" (5.56m x 4.65m). (Open plan). Range of matching wall and base units with quartz worktops over, one and a half bowl sink, integrated Bosch oven, integrated Bosch induction hob with Bosch extractor over, integrated fridge/freezer, integrated Bosch dishwasher, breakfast bar, double glazed window and double glazed bi-folding doors, 4 ceiling speakers, recessed lighting, Herringbone flooring, two electric radiators.



Bedroom 1:

17' 01" x 11' 08" (5.21m x 3.56m). (Measured at maximum). Double glazed window, two ceiling speakers, carpet, electric radiator.

En-Suite:

WC, wash hand basin in vanity unit, shower with rainforest head and shower attachment, feature backlit mirror, tiled walls, tiled flooring, heated towel rail.

Bedroom 2:

12' 02" x 10' 01" (3.71m x 3.07m). Two double glazed windows, two ceiling speakers, carpet, electric radiator.



Bathroom:

WC, wash hand basin in vanity unit, bath with rainforest head and shower attachment, feature backlit mirror, double glazed opaque window, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Balcony:

28' 01" x 5' 06" (8.56m x 1.68m). (Measured at maximum). Tiled flooring.

Communal Entrance:

Video intercom system, serviced lift.

Allocated Parking:

Direct lift access to car park from 4th floor lobby.

Double Glazing

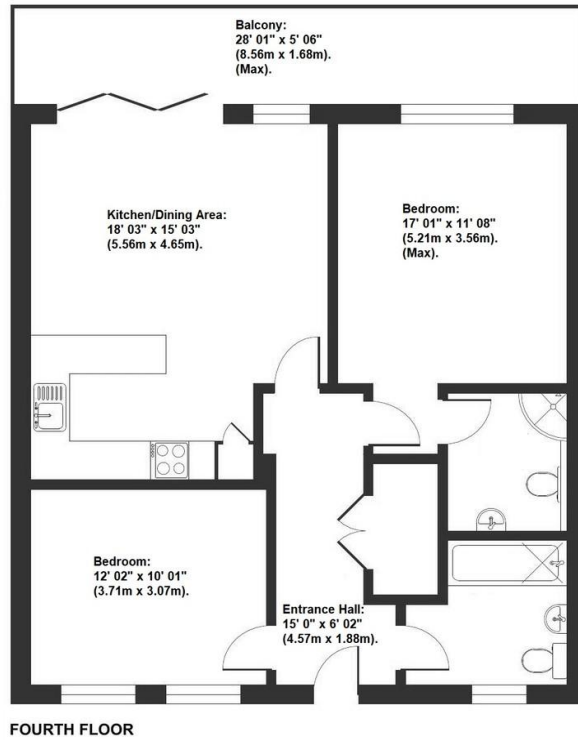
No Forward Chain

Leasehold:

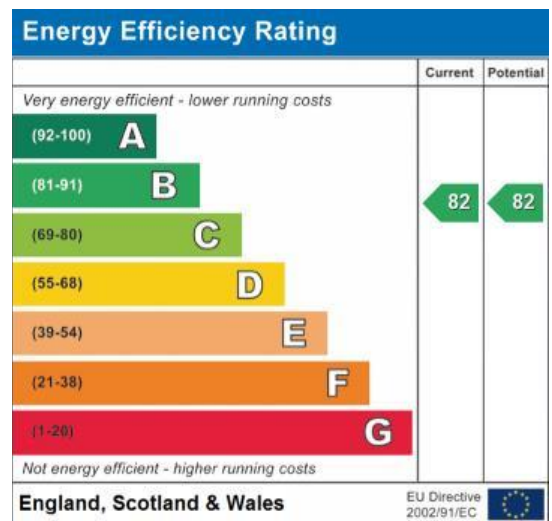
245 years remaining.



Approximate Area = 807 sq ft / 75 sq m
For identification only - Not to scale



This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Leasehold – 245 years remaining (approx.)

Service Charge: £3000 PA (£250 PM) - As advised by vendor.

Ground Rent: Peppercorn - 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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