

THOMAS BROWN

ESTATES



Flat 15, Bramley Court, Orpington, BR6 0AT **Asking Price: £365,000**

- 2 Double Bedroom, 2 Bathroom Top Floor Apartment
- Well Located for Orpington High Street & Station
- Sought After Gated Development
- No Forward Chain, Allocated Parking Space





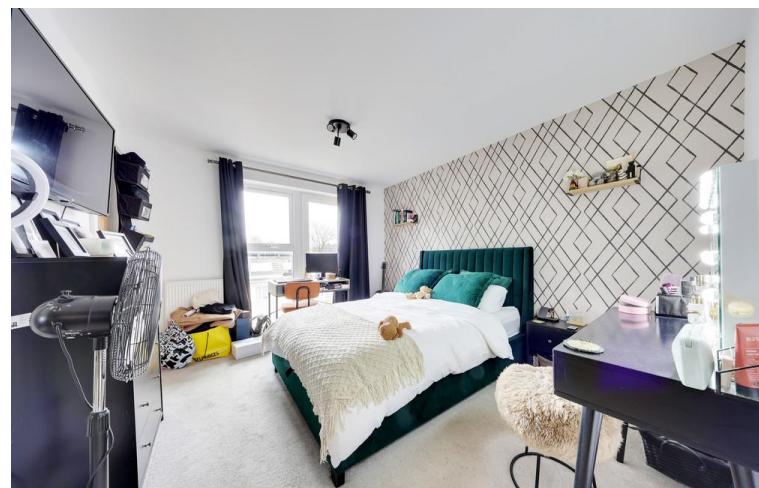
Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom, two bathroom purpose built apartment, set within a sought after gated development in the heart of Orpington. Being offered to the market with no forward chain and ideally positioned for Orpington High Street and mainline station, the property enjoys a quieter outlook as it is located to the rear of the development.

The accommodation comprises a secure communal entrance with video entry system, a spacious private entrance hall and a large open plan living area incorporating a modern fitted kitchen with direct access to a private balcony. There are two well-proportioned double bedrooms both with fitted wardrobes, with the principal bedroom benefitting from an en-suite shower room, in addition to a contemporary family bathroom.

Further features include a serviced lift, well maintained communal areas, allocated parking space, and the security of a gated setting.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents, Orpington, to arrange an appointment and fully appreciate the excellent location and high specification on offer.





COMMUNAL ENTRANCE

Video entry phone, lift and stairs to apartment.

ENTRANCE HALL

17' 01" (5.21m) Large storage cupboard, wood effect flooring, radiator.

KITCHEN/LOUNGE

19' 05" x 12' 11" (5.92m x 3.94m) 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 with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed French doors to balcony, wood effect flooring, radiator.



BEDROOM 1

12' 07" x 10' 11" (3.84m x 3.33m) (measure to front of wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower, wood effect flooring, heated towel rail.

BEDROOM 2

9' 07" x 9' 02" (2.92m x 2.79m) (measure to front of wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

BALCONY

Decked.

ALLOCATED PARKING SPACE

DOUBLE GLAZING

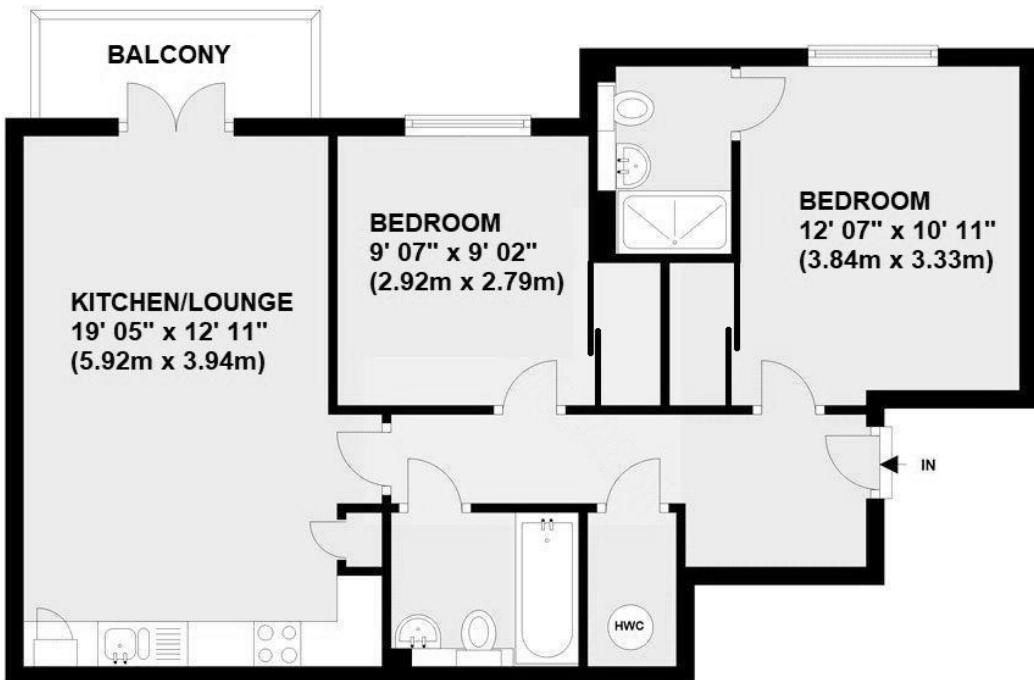
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

108 years remaining.





This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Leasehold – 108 years remaining

Service Charge: £589 PQ (£196.33 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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES