

# THOMAS BROWN

ESTATES

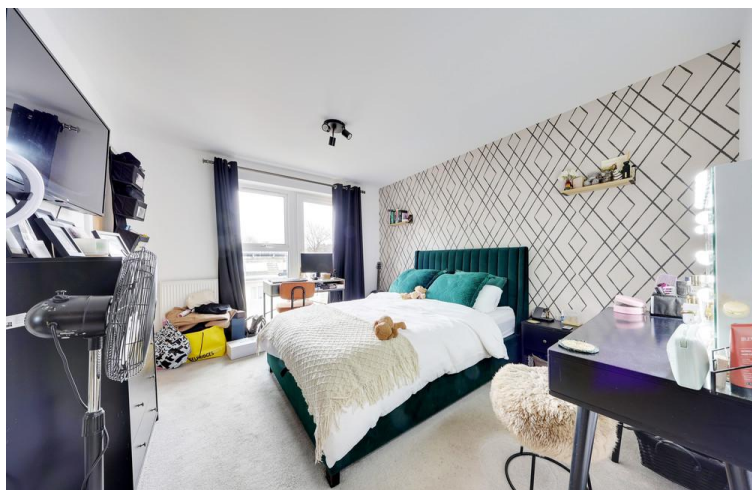


## Flat 15, Bramley Court, Orpington, BR6 0AT **Asking Price: £365,000**

- 2 Double Bedroom, 2 Bathroom Top Floor Apartment • Sought After Gated Development
- Well Located for Orpington High Street & Station • 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.**

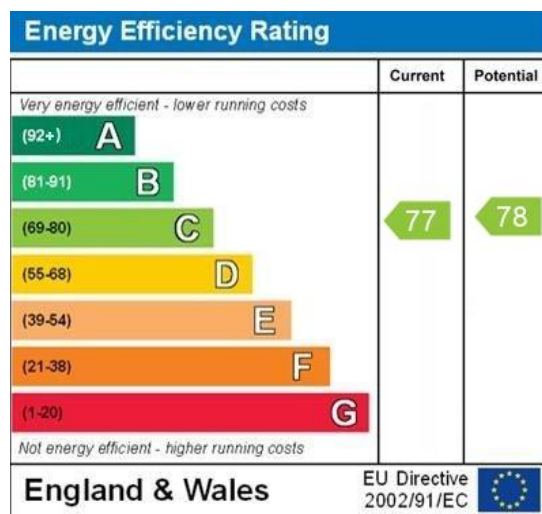
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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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