

# THOMAS BROWN

ESTATES



**Station Road, Orpington, BR6 0RY**

**Asking Price: £318,500**

- 2 Bedroom Purpose Built Apartment
- Short Walk to Orpington High Street & Station
- Far Reaching Views Across South Orpington
- Balcony, Allocated Parking Space





## Property Description

Thomas Brown Estates are delighted to offer this beautifully presented two bedroom purpose built apartment, enjoying far reaching views across South Orpington and set within a highly sought after modern development in the centre of Orpington.

Ideally positioned just a short walk from the High Street and mainline station, the property offers both convenience and contemporary living. The accommodation comprises a welcoming communal entrance with serviced lift and video entry system, leading to a private entrance hall.

The highlight of the apartment is the bright and spacious open plan living area, featuring a stylish modern fitted kitchen and direct access to a private south facing balcony – perfect for relaxing while enjoying the elevated views. The property further benefits from two well-proportioned bedrooms and a modern family bathroom.

Additional features include communal areas, lift access to all floors, and a secure allocated parking space located behind electronic gates.

This fantastic apartment would make an ideal first time purchase, investment opportunity, or low-maintenance home in a prime location. Please call Thomas Brown Estates to organise an appointment to view.



#### COMMUNAL ENTRANCE

Video entry phone, stairs and residential lift, bike store.

#### ENTRANCE HALL

Front door, storage cupboard, carpet, radiator.

#### KITCHEN/LIVING AREA

23' 10" x 10' 06" (7.26m x 3.2m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed sliding door to balcony, part carpet and part tiled flooring, radiator.



#### BEDROOM 1

17' 07" x 9' 01" (5.36m x 2.77m) (measured to front of wardrobes) Fitted wardrobes, double glazed window, carpet, radiator.

#### BEDROOM 2

13' 09" x 6' 05" (4.19m x 1.96m) Double glazed window, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING BALCONY

10' 06" x 2' 08" (3.2m x 0.81m)

#### DOUBLE GLAZING

#### HEATING SYSTEM

Communal CHP boiler providing hot water and heating.



#### ALLOCATED PARKING SPACE

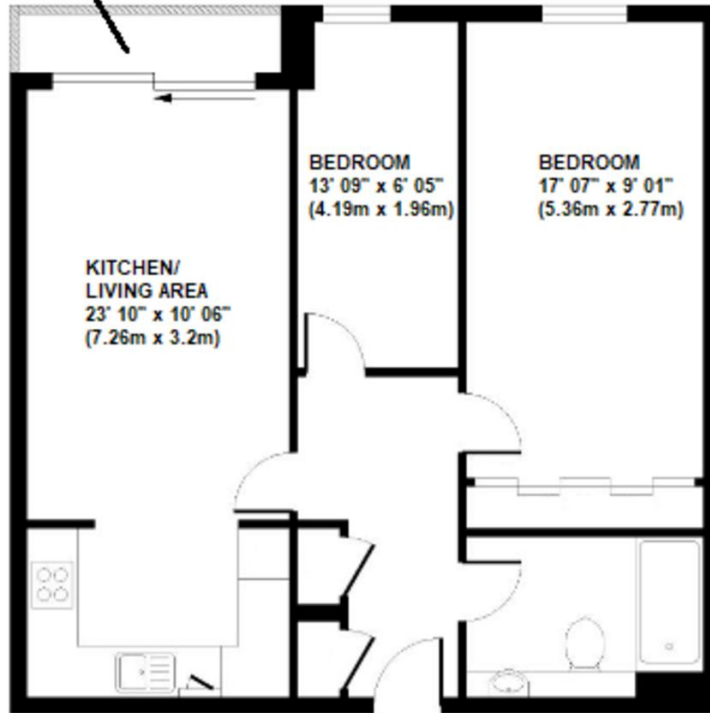
Secure space located behind electronic gates.

#### LEASEHOLD

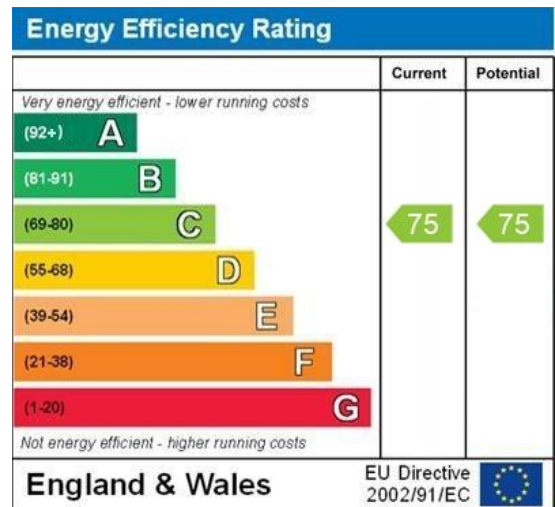
109 years remaining.

BALCONY  
10' 06" x 2' 08"  
(3.2m x 0.81m)

### THIRD FLOOR



This plan is for illustration purpose only - not to scale



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**Council Tax Band: D**

**Tenure: Leasehold – 109 years remaining (approx.)**

**Service Charge: £2455 PA (£1277.50 per 6 months) - As advised by vendor.**

**Ground Rent: £300 PA (£25 PM) (approx.) - 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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