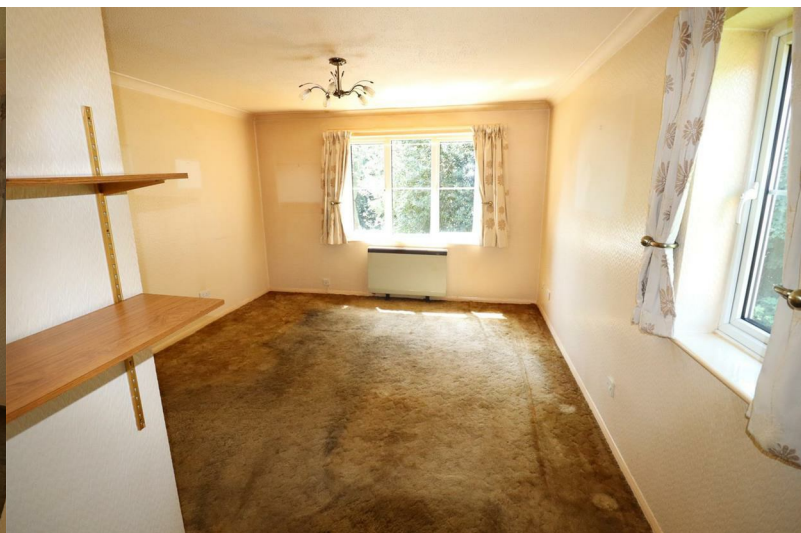




Badgers Copse, Orpington, , BR6 0XB

Price Guide £225,000 Leasehold -
Share of Freehold



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Property Description

Guide Price £225,000 to £250,000. NO CHAIN. This top floor two bedroom apartment is situated within one of the most popular blocks of flats in Orpington. Convenience is everything- and this flat is just a few minutes' walk away from Orpington Mainline Railway Station with it's very fast and frequent commuter service to London. Orpington High Street with it's array of shops, restaurants, and coffee shops, is also very close by. The flat enjoys south and westerly aspects and provides well planned accommodation. It is priced to reflect a fair amount of updating. however it does benefit from double glazing, allocated parking, and is offered chain free. It is worth noting that the current sellers are currently in the process of extending the lease (to 999 years) too!

Communal Entrance

Vestibule

Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Communal Grounds

Surrounding the blocks of flats.

Allocated Parking

For one vehicle.

Lease Details & Charges

The following information is provided in all good faith, and should be verified by a purchaser prior to exchange of contracts-

Lease Length: Lease currently being extended to 999 years

Combined Ground Rent & Maintenance Charge: £435 per quarter ie £1,740 pa

Agent's Note

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "C"

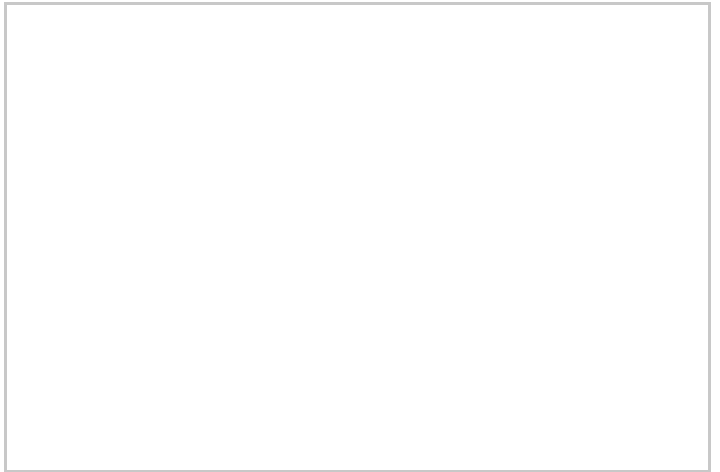
EPC Rating: "D"

Total Square Meters: Approximately 47.9

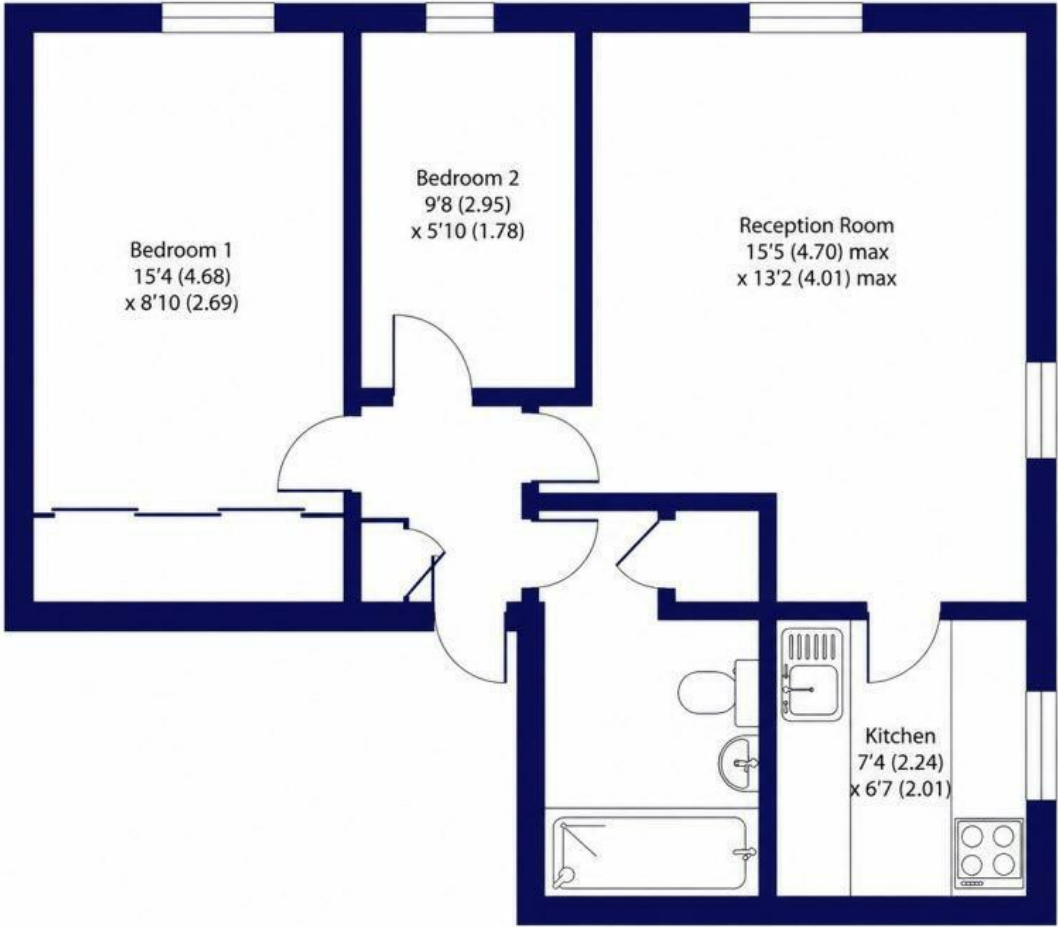
Total Square Feet: Approximately 516

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



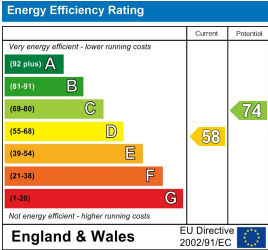
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.