

THOMAS BROWN

ESTATES



75 Longbury Drive, Orpingotn, BR5 2JS

Asking Price: £200,000

- Double Bedroom First Floor Flat
- Well Located for St. Mary Cray Station
- Deceptively Spacious
- Private Garden, Balcony





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious one double bedroom first floor flat, boasting a private rear garden, covered balcony and a convenient location within walking distance of local shops and St. Mary Cray Station.

The accommodation comprises a communal entrance with stairs leading to a private entrance hall, a spacious lounge/dining room, fitted kitchen, double bedroom, recently fitted family bathroom and a covered balcony.

Externally, the property benefits from a private rear garden, providing valuable outdoor space, while ample on-street parking is available to the front.

Longbury Drive is ideally situated close to well-regarded local schools, shops and bus routes, with St Mary Cray Station within walking distance, providing convenient transport links. This property would make an excellent purchase for first-time buyers, downsizers or investors alike.

To arrange a viewing and fully appreciate what this property has to offer, please contact Thomas Brown Estates.



Communal Entrance:

Stairs to first floor.

Entrance Hall:

Composite door to side, storage cupboard, tile effect flooring, radiator.

Lounge:

14' 02" x 12' 07" (4.32m x 3.84m). Double glazed window to front, carpet, radiator.

Kitchen:

12' 08" x 8' 01" (3.86m x 2.46m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, tile effect flooring.



Bedroom:

12' 08" x 9' 05" (3.86m x 2.87m). Double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tile effect flooring, heated towel rail.



Other Benefits Include:

Garden

Balcony:

7' 09" x 6' 10" (2.36m x 2.08m). (L-shaped). Storage cupboard.

On Road Parking

Double Glazing

Central Heating System

Leasehold:

87 years remaining.



First Floor



This plan is for illustration purpose only - not to scale



Council Tax Band: B

Tenure: Leasehold – 87 years remaining

Service Charge & Ground Rent (inc. Building Insurance): £450 per 6 months - 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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