



## Badgers Copse, Tower Road, Orpington, Kent, BR6 0XB

£325,000 Leasehold - Share of Freehold



Being sold "chain-free", this good sized first floor maisonette occupies a really convenient location- just a few minutes' walk from Orpington mainline station with a great commuter service to London; Orpington High Street, and many bus routes. The recently redecorated accommodation features a private entrance, stairs leading to the first floor landing with access to a loft, the good sized lounge, kitchen and bathroom (with up-dated shower unit), and two bedrooms (one with fitted wardrobes). Outside, there are well maintained communal grounds, and there are two allocated parking spaces. Further features include double glazing, and up-dated electric heaters throughout. Viewing comes highly recommended.



## Area Map



### Property Description

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### Private Entrance

Adjacent external cupboard/store (housing electric meter). Hardwood entrance door. Staircase leading to:-

### Landing

Access to the insulated loft. Large airing cupboard housing the hot water cylinder. Coving to ceiling.

### Lounge 14'3" max x 12'0" max (4.34m max x 3.66m max)

Double glazed multi pane effect window overlooking the communal grounds and parking area. Modern wall mounted electric heater. Coving to ceiling. Door to:-

### Kitchen 8'3" max x 6'6" max (2.51m max x 1.98m max)

Fitted with a range of white wall, base and drawer units with colour coordinated marble effect worktops, and recently installed single bowl single drainer sink unit with mixer tap. Partly tiled walls with decorative inserts. Display cabinets. Appliance space. Double glazed multi pane effect window to rear. Attractive colour coordinated ceramic tiled floor.

### Bedroom 1 10'9" max x 8'9" max (3.28m max x 2.67m max)

Double glazed multi pane effect window to the front. Modern wall mounted electric heater. Coving to ceiling. Built-in sliding mirrored double doored wardrobe.

### Bedroom 2 11'0" max x 6'6" max (3.35m max x 1.98m max)

Double glazed multi pane effect window to the front. Coving to ceiling. Modern wall mounted electric heater.

### Bathroom

Attractively fitted with a modern white suite comprising:- panel bath with new separate shower unit over. Pedestal wash hand basin, and low level WC. Partly tiled walls. Extractor. Heated towel rail. Attractive patterned vinyl flooring.

### Car Parking

This property includes two allocated parking spaces (visible from the maisonette).

### Communal Grounds

Badgers Copse features we;; maintained communal ground. Bin store.

### 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: 999 years from 1983

Combined Ground Rent & Maintenance Charge: £250-00 per quarter

### 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: "C"

Total Square Meters: 53

Total Square Feet: 570

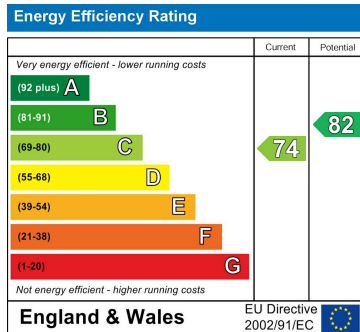
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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 Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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