



## 19 Bramley Court

Orchard Grove, Orpington, BR6 0AT

Price Guide £350,000 to £375,000  
Leasehold



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## Description

Guide Price £350,000 to £375,000 WITH NO ONWARD CHAIN. A superb top floor apartment in this much sought-after modern gated development. It is within easy walking distance of Orpington High Street and Station. Comprising: two double bedrooms, the master bedroom has fitted wardrobes and en-suite shower room. There is also a lovely bathroom and a well equipped kitchen which is open-plan to the lounge and there is a private balcony. It has newly laid carpets where fitted and benefits from gas central heating with radiators and an entry phone system. Outside there is an allocated parking space, a bike store and a very useful double size lock up.

## Communal Entrance

## Hall

## Lounge & Kitchen

18 x 12'10 (5.49m x 3.91m)

Range of matching wall and base units cupboard housing boiler, built in washing machine, fridge freezer, dishwasher, oven hob and extractor fan. Two radiators, shelving, door to balcony

## Bedroom 1

14 x 9 (4.27m x 2.74m)

Range of mirror fronted wardrobes, radiator, door with Juliette balcony

## En Suite

Enclosed shower with panels and electric shower, toilet, wash hand basin heated towel rail.

## Bedroom 2

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window, radiator.

## Bathroom

White suite with panelled bath, mixer taps, toilet, wash hand basin, tiled walls, heated towel rail

## Agents Note

Lease Details & Charges - The following information has been provided by the seller. Please note any charges may be subject to reviews and should be verified by your solicitor prior to exchange of contracts- .

Lease length - 125 years from 1 February 2009

Ground Rent - Approximately £250.00

Service Charge – Approximately £2524.46

Review Date Of Charges:- TBC

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: "D"

EPC Rating: "C"

Total Square Meters: 69.5 m<sup>2</sup>

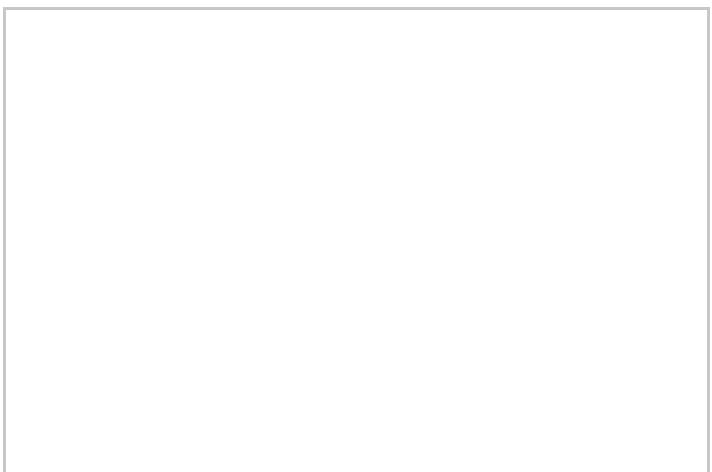
Total Square Feet: 748

Viewing by strict appointment with Edmund Orpington or via email

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

## Outside

Communal gardens, bike store. Self contained double lock up for storage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

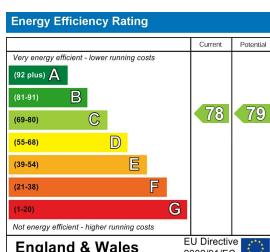


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

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

## Energy Efficiency Graph



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