

# THOMAS BROWN

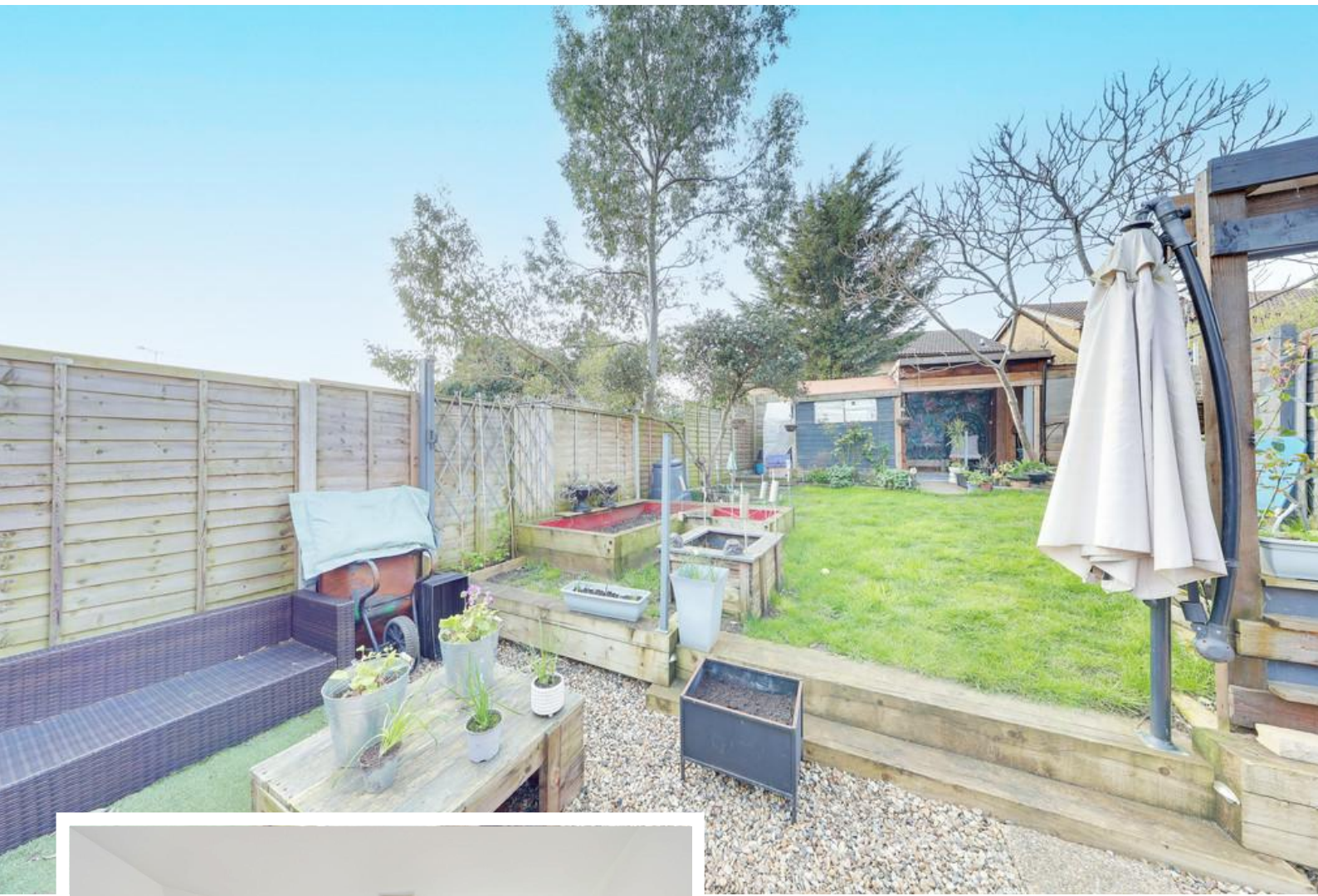
ESTATES



## 9 Lullingstone Crescent, Orpington, BR5 3EA **Fixed Price: £205,000**

- 1 Double Bedroom First Floor Flat
- Private Secluded Rear Garden
- Well Located for St. Mary Cray Station & Local Shops
- No Forward Chain





## Property Description

Thomas Brown Estates are pleased to present this well maintained, chain free first floor flat. Recently decorated throughout with newly fitted kitchen, featuring a private secluded garden and ample on road parking. The property offers convenient and comfortable living.

The accommodation comprises a communal entrance with staircase, spacious lounge/dining room, fitted kitchen, double bedroom, bathroom, and an enclosed balcony.

Externally, the property benefits from a well-cared for private secluded-rear garden, with multiple seating areas and shed, perfect for outdoor relaxation.

Lullingstone Crescent is well situated for local shops, Scadbury Park Nature Reserve, excellent bus routes, both St. Mary Cray Station and Petts Wood railway station, providing excellent transport links to London Victoria & Blackfrairs. Short drive to A20 for fast access to the M25 and M20. Bluewater Shopping Centre within a 20 minute drive.



**COMMUNAL ENTRANCE**  
Stairs.

**ENTRANCE HALL**  
Door to side, carpet, radiator.

**LOUNGE/DINER**  
16' 02" x 12' 07" (4.93m x 3.84m) Double glazed window to front, carpet, radiator.

**KITCHEN**  
12' 06" x 8' 01" (3.81m x 2.46m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, double glazed window to rear, wood effect flooring, radiator.

**BEDROOM**  
12' 08" x 9' 04" (3.86m x 2.84m) Built in wardrobe, double glazed window to front, carpet, radiator.

**COVERED BALCONY**  
Space for washing machine, double glazed window to rear, carpet, radiator.

**BATHROOM**  
Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window, tiled flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**PRIVATE SECLUDED GARDEN**  
40' 0" x 23' 0" (12.19m x 7.01m) Lawn and gravel areas, flowerbeds, covered seating area, power and light, grill, shed with shower.

**OTHER BENEFITS INCLUDE:**

**ON ROAD PARKING**

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

**NEW FLOORING THROUGHOUT**

**GOOD FRONT VIEW FROM PROPERTY, NOT OVERLOOKED**

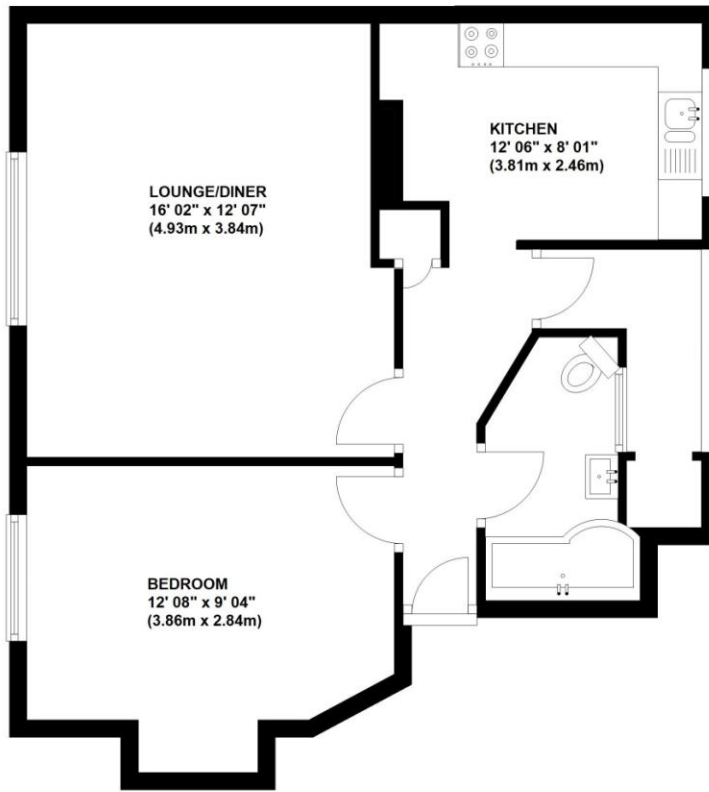
**NO FORWARD CHAIN**

**LEASEHOLD**  
84 years remaining.



# 1ST FLOOR

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Council Tax Band: B**

**Tenure: Leasehold – 84 years remaining (approx.)**

**Service Charge: £960 PA (£80 PM) - As advised by vendor.**

**Ground Rent: £10 PA (£0.83 PM) - 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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