

# THOMAS BROWN

ESTATES

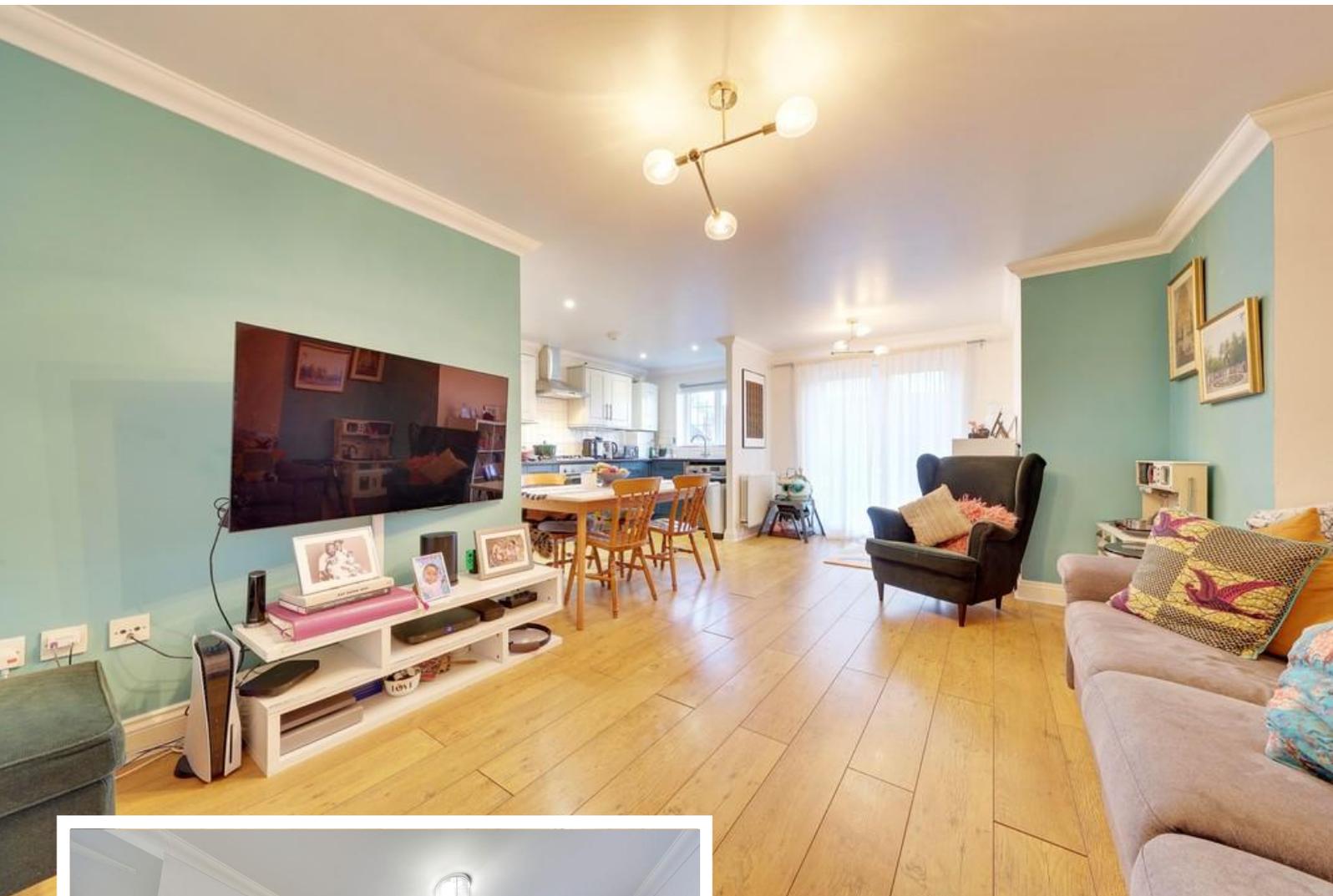


**Parkview, High Street, Orpington, BR6 0GE**

**Asking Price: £310,000**

- 2 Double Bedroom, 2 Bathroom First Floor Apartment
- Well Located for Orpington High Street & Station
- Allocated Parking Space
- No Forward Chain, Longer Lease





## Property Description

Thomas Brown Estates are pleased to present this deceptively spacious first-floor apartment, offering over 750 sq. ft. of well-appointed accommodation and comprising two double bedrooms and two bathrooms. The property is ideally situated in a highly convenient central location, positioned between Orpington High Street and Priory Park.

The accommodation includes a communal entrance with an intercom system, a private entrance hall, two double bedrooms-one of which benefits from an en-suite shower room-a family bathroom, and an impressive open-plan lounge/dining area with a modern fitted kitchen and Juliet balcony.

Externally, the property provides an allocated parking space. This apartment is ideally placed for Orpington mainline station, Orpington High Street, local bus routes, and a range of well-regarded schools.

Interested parties are invited to contact Thomas Brown Estates to arrange a viewing and fully appreciate the generous proportions and prime central location this property affords.



## COMMUNAL ENTRANCE

Intercom system.

## ENTRANCE HALL

Door to communal entrance, laminate flooring.

## LOUNGE/DINER/KITCHEN

20' 02" x 19' 1" (6.15m x 5.82m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed doors to Juliet balcony, double glazed window, laminate flooring, two radiators.



## BEDROOM 1

13' 05" x 13' 05" (4.09m x 4.09m) Fitted wardrobes, double glazed window, laminate flooring, radiator.

## BEDROOM 2

10' 10" x 8' 10" (3.3m x 2.69m) Double glazed window, laminate flooring, radiator.



## EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed window, tiled flooring.

## BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed window, tiled flooring.

## OTHER BENEFITS INCLUDE:

ALLOCATED PARKING SPACE

DOUBLE GLAZING

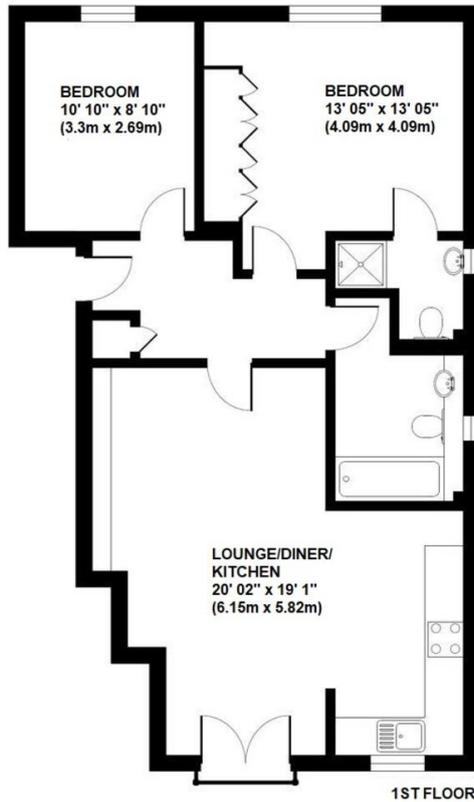
CENTRAL HEATING SYSTEM

LEASEHOLD

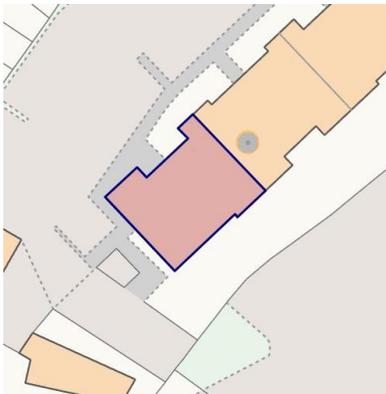
168 years remaining.

NO FORWARD CHAIN





Approximate Area = 754 sq ft / 70.1 sq m  
 This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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: C**

**Tenure: Leasehold – 168 years remaining**

**Service Charge: £2,223.48 pa (£185.29 pm)**

**Ground Rent: none**

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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.

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