

THOMAS BROWN

ESTATES



29 Bishop Butt Close, Orpington, BR6 9UF

Offers IEO: £250,000

- 1 Bedroom First Floor Maisonette
- Well Located for Local Shops & Stations
- Garage En-Bloc
- Long Lease





Property Description

Thomas Brown Estates are delighted to offer this very well presented first floor maisonette, situated in a quiet close in South Orpington, boasting a long lease and very low service charges, private loft space and garage en-bloc. The accommodation on offer comprises: communal entrance hall, private entrance with stairs to the first floor, lounge/dining room, modern fitted kitchen, double bedroom with built in wardrobe and a bathroom. The property also benefits from a garage en-bloc and ample on road parking to the front. The property boasts a lease of approximately 960+ years and very low service charges. Bishop Butt Close is well located for local schools, shops, bus routes and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quiet, yet central location on offer.



COMMUNAL ENTRANCE

PRIVATE ENTRANCE

Stairs to first floor landing, carpet on stairs, storage heater.

LOUNGE/DINER

15' 8" x 10' 8" (4.78m x 3.25m) Two double glazed windows to front, carpet, electric storage heater.

KITCHEN

9' 3" x 6' 1" (2.82m x 1.85m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker with extractor over, integrated fridge/freezer, integrated washing machine, tiled splashback, double glazed window to rear, tiled flooring, electric storage heater.



BEDROOM

12' 3" x 9' 2" (3.73m x 2.79m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, electric storage heater.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with electric shower over, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

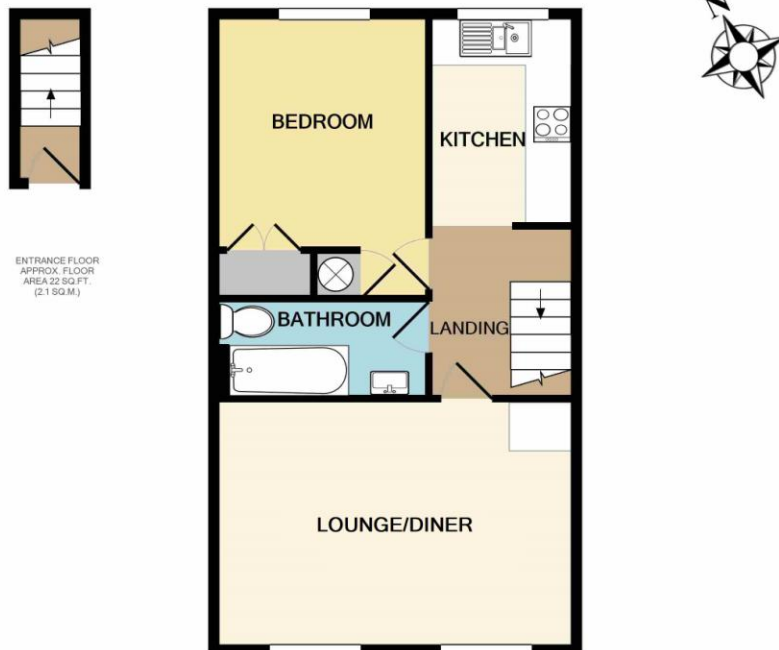
FRONT

Path to front door.

GARAGE EN-BLOC

LONG LEASE

Over 960 years (approx.).



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 SQ.M.)

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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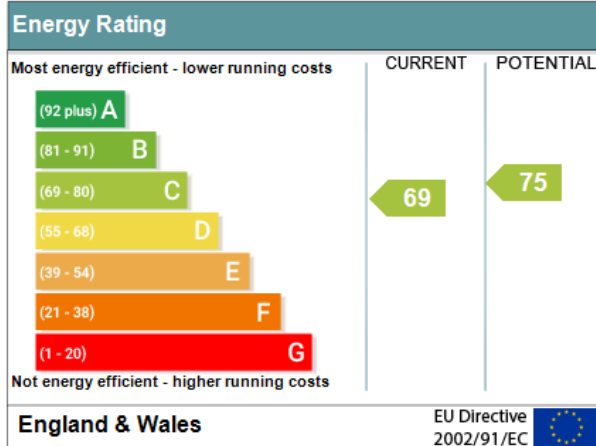
Other Information:

Council Tax Band: B

Construction: Standard

Tenure: Leasehold

Address: 29 BISHOP BUTT CLOSE, ORPINGTON, ORPINGTON, BR6...
RRN: 8039-1524-9000-0645-5292



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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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