



4 Ridge Place, Orpington, BR5 3FN

Offers IRO: £290,000

- 2 Bedroom Ground Floor Apartment
- 30' Private Garden & Allocated Parking
- Sought After Gated Development
- No Forward Chain & Long Lease





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two bedroom ground floor apartment, set within a sought after gated development, boasting many unique features such as a 30' private garden, adjacent parking space and own entrance resulting in far lower service charges than other properties in the development. The accommodation on offer comprises: private garden leading to own front door, entrance hall with a utility cupboard, open plan living/kitchen area, two bedrooms and a modern family bathroom. Points to note: lease is 125 years from 2014, gated development, air filtration system, private and communal gardens and allocated parking space. Pinnacle House is well located for St. Mary Cray station, local bus routes, schools & shops including the Nugent Shopping Centre. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the extras this apartment has to offer, specification and central location for amenities.



ENTRANCE HALL

Storage cupboard, laminate flooring.

LOUNGE/KITCHEN/DINER

22' 8" x 12' 3" (6.91m x 3.73m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, two double glazed windows to side, double glazed window to front, laminate flooring, two radiators.

BEDROOM 1

11' 7" x 10' 7" (3.53m x 3.23m) Double glazed window to side, carpet, radiator.



BEDROOM 2

10' 9" x 7' 0" (3.28m x 2.13m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, heated towel rail.

UTILITY CUPBOARD

Space for washing machine, air filtration system.

OTHER BENEFITS INCLUDE:

SOUTH FACING PRIVATE GARDEN

30' 0" x 15' 5" (9.14m x 4.7m) Patio area with rest laid to lawn, flowerbeds.

FRONT

Set behind electric gates, intercom system, communal gardens.

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

In front of apartment.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LONG LEASE

125 years from 2014.

NO FORWARD CHAIN





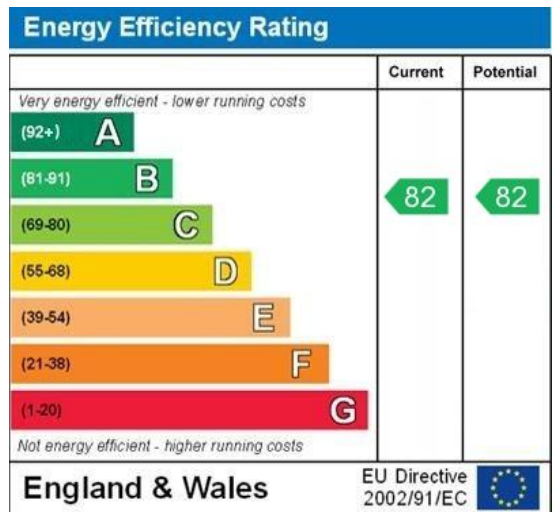
GROUND FLOOR

Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Leasehold



WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES