

# THOMAS BROWN

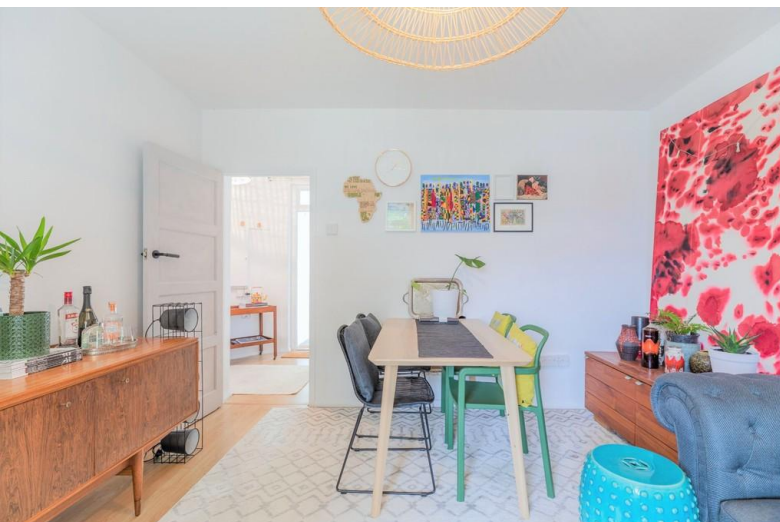
ESTATES



**63 Longbury Drive, Orpington, BR5 2JT**

**Asking Price: £222,000**

- Double Bedroom Ground Floor Apartment
- Well Located for Local Shops & St. Mary Cray Station
- Private Rear Garden
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this one double bedroom ground floor apartment boasting a private rear garden with direct access and a recently installed luxury shower room, being offered to the market with no forward chain and IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTOR. The accommodation on offer comprises: communal entrance hall, private entrance hall, lounge, kitchen, double bedroom and shower room. Externally, there is a private garden to the rear aspect of the property with storage cupboard with side access and on street parking to the front. Longbury Drive is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





## COMMUNAL ENTRANCE

## PRIVATE HALL

Wooden door to side, storage cupboard, laminate flooring.

## LOUNGE

12' 2" x 12' 2" (3.71m x 3.71m) Double glazed window to front, laminate flooring, radiator.

## KITCHEN

12' 5" x 7' 9" (3.78m x 2.36m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, laminate flooring.



## BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m) Double glazed window to front, laminate flooring, radiator.

## SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring.



## OTHER BENEFITS INCLUDE:

## REAR GARDEN

30' 0" (9.14m) (approx.) (direct access from apartment) Mature shrubs, allotment area and flowerbeds, side access.

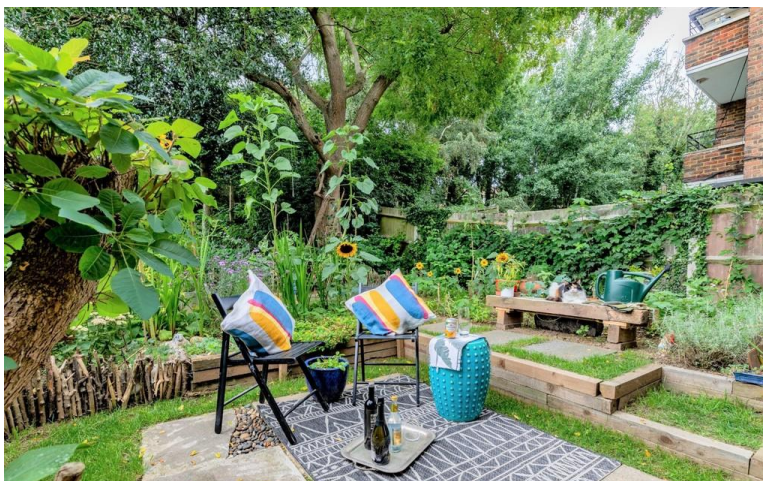
## FRONT

Path to front door, communal entrance.

## DOUBLE GLAZING

## CENTRAL HEATING SYSTEM

## NO FORWARD CHAIN



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



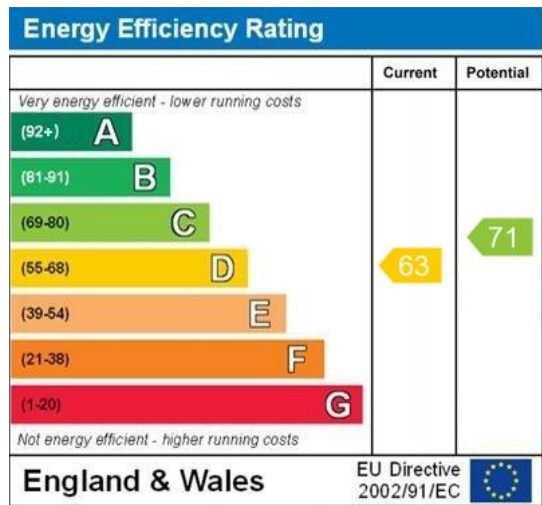
TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropac iCAD21

### Other Information:

**Council Tax Band:** B

**Construction:** Standard

**Tenure:** Leasehold



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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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