

THOMAS BROWN

ESTATES



10 Bramley Court, Orpington, BR6 0AT

Asking Price: £375,000

- Modern 2 Bedroom, 2 Bathroom Second Floor Apartment
- Excellent Access to Orpington High Street & Orpington Station
- Sought After Gated Development
- No Forward Chain





Property Description

An immaculately presented, modern two bedroom two bathroom second floor apartment, being offered to the market with no forward chain, forming part of a sought after gated development and situated in the centre of Orpington with excellent access to the High Street and Orpington Station (0.3 miles).

The property has an open-plan, desirable L-shaped spacious lounge & kitchen/diner, two double bedrooms and unique factors to this apartment such as two luxury bathrooms (fully refurbished in 2020), a rear-facing balcony, an allocated parking spot, a storage room and access to an indoor bike-storage facility.

Please note that the vendor has also agreed to redecorate the kitchen and lounge in November 2021 by repainting the entire area and laying new Amtico flooring and a new carpet. This will be at no extra cost to the buyer.

Please contact Thomas Brown Estates in Orpington for an appointment.

Total Size: 681 Square Feet / 63.3 Square metres



COMMUNAL ENTRANCE

Video entry phone, lift.

ENTRANCE HALL

Wooden door, storage cupboard, Amtico flooring, radiator.

LOUNGE/DINER/KITCHEN

20' 0" x 17' 4" (6.1m x 5.28m) (L-shaped) Lounge:
Double glazed French doors to balcony, carpet, two radiators.

Kitchen/Diner: 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, integrated dishwasher, space for washing machine, space for table and chairs, tiled splash backs, vinyl (soon to be Amtico) flooring.

BALCONY

9' 10" x 4' 3" (3m x 1.3m) West facing spacious decked area.

BEDROOM 1

13' 0" x 12' 1" (3.96m x 3.68m) Double glazed patio doors to Juliet balcony to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower, built in mirrored storage cabinet, tiled walls, tile effect flooring, heated towel rail.

BEDROOM 2

12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, built in mirrored storage cabinet, tiled walls, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

ALLOCATED PARKING SPACE

ALLOCATED STORAGE UNIT

4' 7" x 3' 4" (1.4m x 1.02m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LONG LEASE

125 years from 2009.

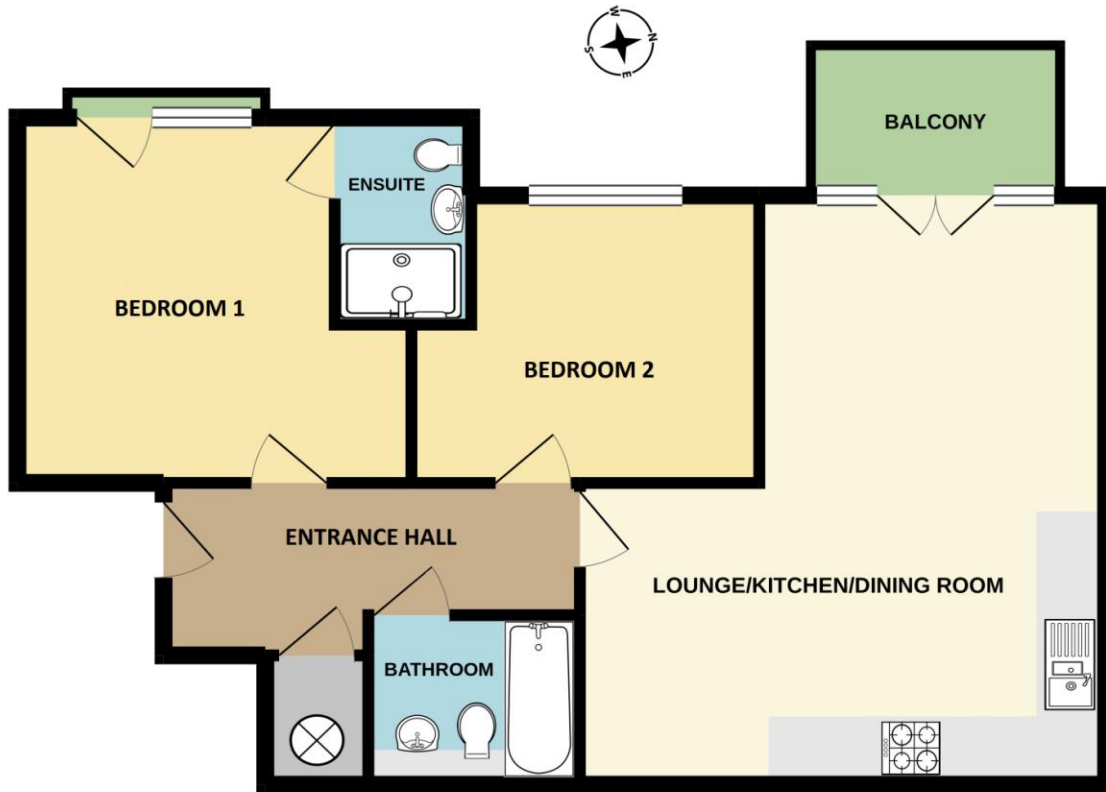
GATED DEVELOPMENT

REAR FACING OUTLOOK

NO FORWARD CHAIN



SECOND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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.
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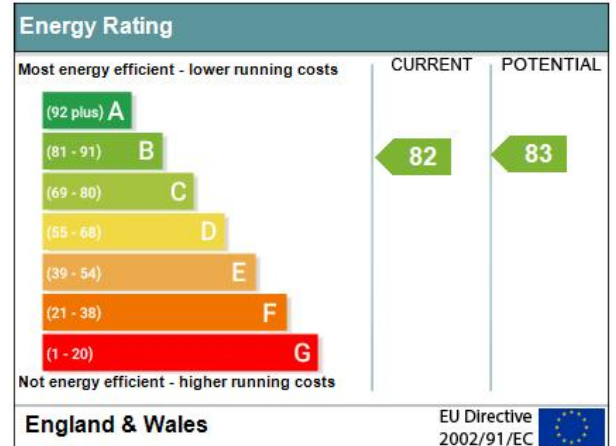
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Leasehold

Address: Flat 10, Bramley Court, 19 Orchard Grove, ORPINGTON, BR...
RRN: 9360-2585-3100-2399-1025



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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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