

# THOMAS BROWN

## ESTATES

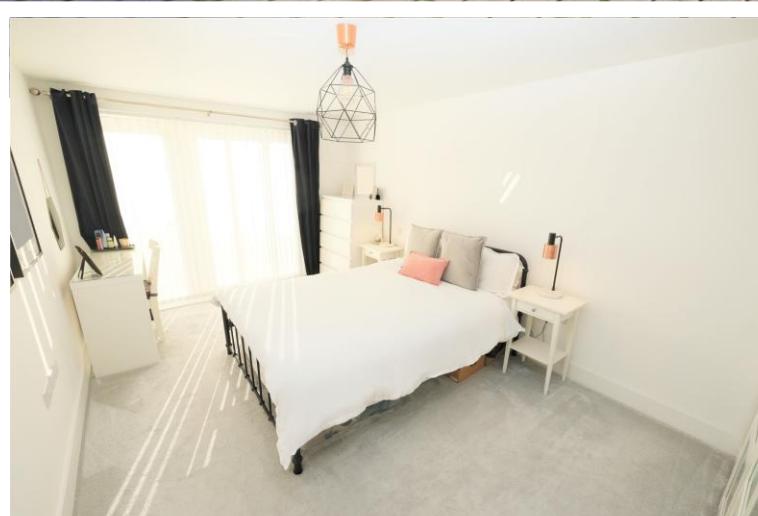
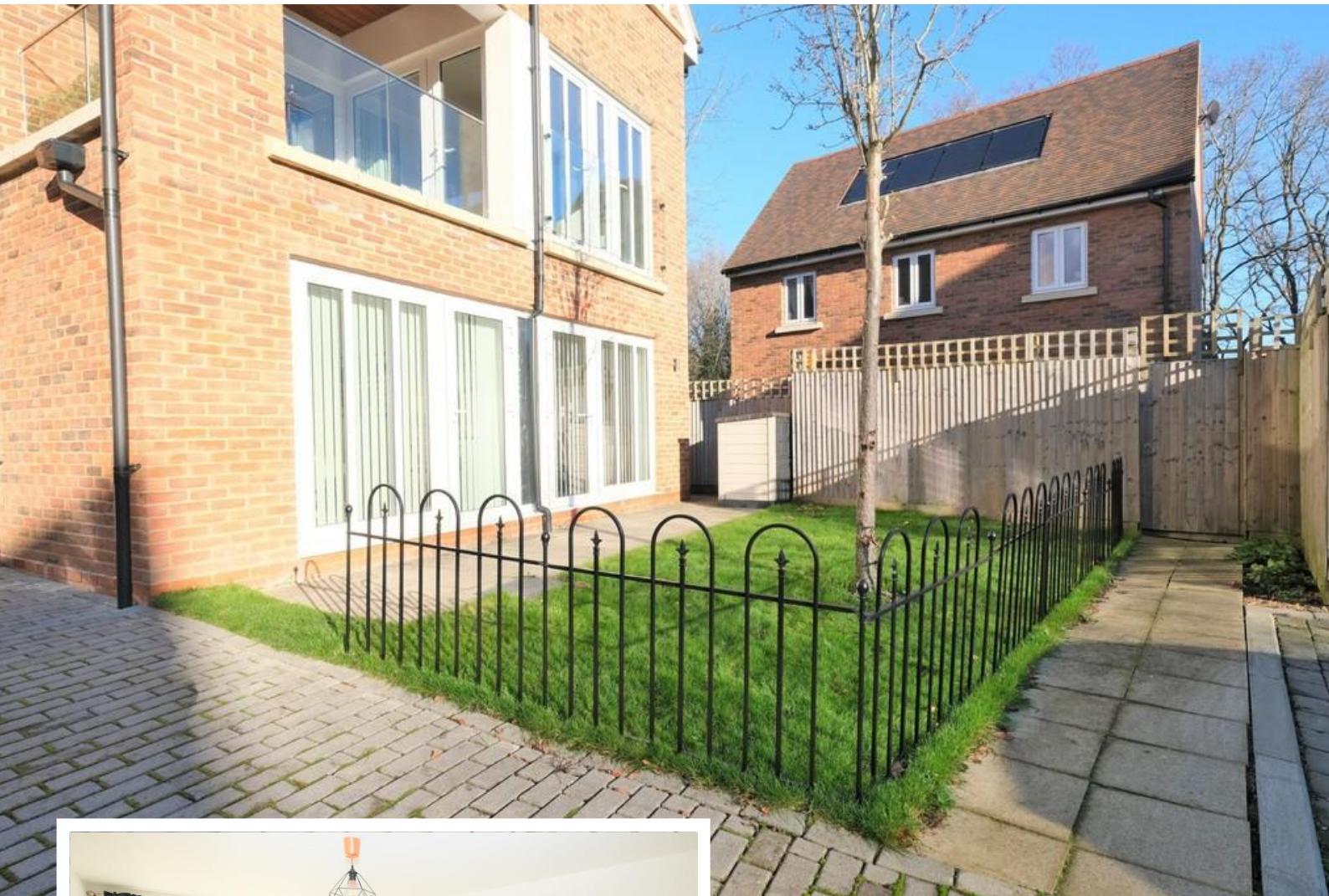


**Pembroke House, Orpington, BR6 7FG**

**Asking Price: £450,000**

- 2 Double Bedroom Ground Floor Apartment
- Deceptively Spacious, Immaculately Presented
- Allocated Parking, Gated Development
- Highly Popular London Square Location





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, deceptively spacious (850 SQFT) two double bedroom ground floor apartment set in the highly popular London Square development. The property itself is located to the rear of the gated development, consisting of a communal entrance with video entry phone, spacious private entrance hall with study area, two double bedrooms, a fantastic 28'04 kitchen/reception room with direct access to a garden area and a modern bathroom large enough to split into two bathrooms. The property benefits from double glazing, 'Hive' heating system, 'Airvax' filter system and an allocated parking space (potentially could fit two vehicles). The property is located close to Darrick Wood School, and is a short walk away from Starts Hill Road with a regular bus service to Orpington mainline station. Locksbottom shops, restaurants and cafes are approximately a half mile walk from the property. Internal viewing is highly recommended, please call Thomas Brown Estates to book your appointment to view.



## COMMUNAL ENTRANCE

Video entry phone.

## ENTRANCE HALL

Storage cupboard, utility cupboard with space for washing machine and tumble dryer, space for study area, wood effect flooring, radiator.



## LOUNGE/KITCHEN

28' 4" x 10' 0" (8.64m x 3.05m) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated electric hob, integrated fridge/freezer, two double glazed windows, double glazed window and door, wood effect flooring, radiator.

## BEDROOM 1

16' 7" x 9' 11" (5.05m x 3.02m) Double glazed windows and double glazed door, carpet, radiator.

## BEDROOM 2

12' 11" x 10' 0" (3.94m x 3.05m) Two double glazed windows, carpet, radiator.



## BATHROOM

14' 9" x 5' 6" (4.5m x 1.68m) Low level WC, wash hand basin, bath with shower over, wood effect flooring, heated towel rail.

## OTHER BENEFITS INCLUDE:

DIRECT ACCESS TO GARDEN AREA

ALLOCATED PARKING SPACE

GATED DEVELOPMENT

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LONG LEASE

150 years from 2016.

DISABLED ACCESS FRIENDLY





TOTAL FLOOR AREA: 850 sq ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the boundaries contained herein, 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 accuracy of the boundaries and dimensions of the property 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:** E

**Construction:** Standard

**Tenure:** Leasehold

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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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