

THOMAS BROWN

ESTATES



Flat 7 Precista Court, 48 High Street, BR6 0LA **Asking Price: £215,000**

- Spacious 1 Bedroom First Floor Flat for Over 55s
- 24 Hour Assistance Service
- Allocated Parking
- No Forward Chain





Property Description

OVER 55's ONLY. Thomas Brown Estates are delighted to offer this immaculately presented, deceptively spacious one double bedroom first floor apartment set within a gated development boasting a favourable outlook to the rear over the communal gardens, allocated parking space, long lease and is being offered to the market with no forward chain. The accommodation on offer comprises; communal entrance with video entry phone and serviced lift, private entrance hall, large 19'08x15'11 lounge/dining room, modern fitted kitchen, double bedroom and bathroom with separate bath and shower. Externally there is an allocated parking space behind gates and very well presented communal gardens. Points to note: onsite manager Monday to Friday (9am-1pm), access to a guest suite for visiting relatives and family (at a small charge) and a communal lounge with kitchenette. The property is ideally positioned on the High Street for local shops, Priory Gardens, bus routes and Orpington mainline station. Please note the photos show the apartment, communal lounge and then guest suite.



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Storage cupboard, door from communal hall, electric storage heater, carpet.

LOUNGE/DINER

19' 8" x 15' 11" (5.99m x 4.85m) Two double glazed windows to rear, carpet, electric storage heater.

KITCHEN

10' 7" x 5' 0" (3.23m x 1.52m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated washing machine, space for fridge/freezer, double glazed opaque window to side, vinyl flooring, tiled splashback.



BEDROOM

14' 6" x 10' 2" (4.42m x 3.1m) Built in wardrobe, double glazed window to rear, carpet, electric radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachments, double shower cubicle, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GATED DEVELOPMENT

With onsite manager.

COMMUNAL GARDENS

PARKING SPACE

VIDEO ENTRY SYSTEM

GUEST SUITE

£10 per night.

LIFT

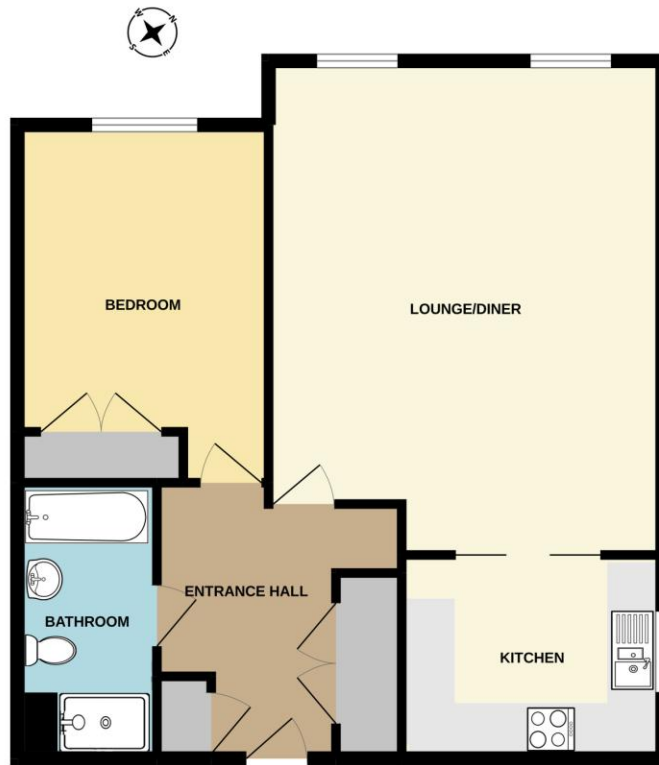
COMMUNAL LOUNGE

With kitchenette.

NO FORWARD CHAIN



GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 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: C

Construction: Standard

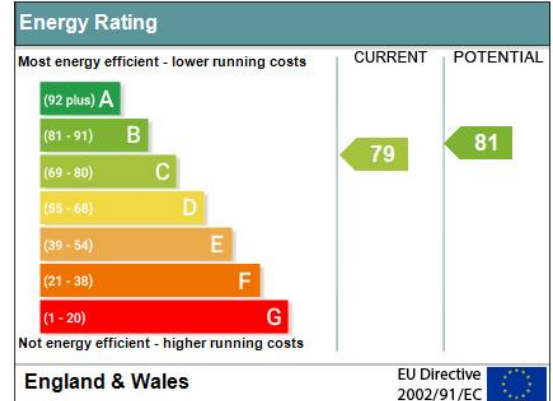
Tenure: Leasehold – 106 years remaining (approx.)

Service charge: £278PM (£3336PA) - As advised by vendor.

Ground rent: £10.42PM (£125PA) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

Address: Flat 7, Precista Court, 48 High Street, ORPINGTON, BR6 0LA
RRN: 3700-8675-0922-5125-3623



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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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