



Bramley Court, Orchard Grove, Orpington, Kent, BR6 0AT

Leasehold

£390,000

A stylish and beautifully presented top (third) floor flat which forms part of this popular and sought after gated development, close to Orpington High Street and Station. The property offers lovely and bright accommodation with 2 double bedrooms (master with en-suite) an attractive family bathroom and an impressive open plan luxury kitchen with appliances separate dining area, and a living area which provides access to the balcony. Outside there are communal gardens, a bike store and an allocated parking space. Offered with the added advantage of NO CHAIN, internal viewing is strongly recommended.

Property Features

- 2 double bedrooms
- En-suite shower room
- Family bathroom
- Luxury open plan living/kitchen+separate dining area.
- Convenient location
- Bike store
- No chain
- Double glazing & electric radiators
- Balcony

Property Description

COMMUNAL ENTRANCE HALL

Carpeted Hall with stairs and lift to all floors

ENTRANCE HALL

Radiator, cupboard housing cylinder. Entryphone.

BEDROOM

Double glazed window to rear, radiator,

ENSUITE

Comprising fully tiled shower, wash hand basin, toilet, vinyl floor, fully tiled floor, heated towel rail, spotlights.

BEDROOM

Double glazed door and window to rear, radiator, built in wardrobes.

BATHROOM

White 3 piece suite with panelled bath, mixer taps, shower attachment and screen, wash hand basin, toilet, part tiled walls, fully tiled floor, spotlights.

KITCHEN/LIVING AREA

Kitchen area. Range of matching wall and base units with stainless steel 1 1/2 sink and drainer, mixer taps, built in dishwasher, washing machine, oven, hob with extractor fan. Cupboard housing boiler, dining area.

Living area. 2 radiators, double glazed French door with full length side lights to balcony

OUTSIDE

Communal gardens, bike store.





ALLOCATED PARKING

AGENT’S NOTE:- The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"
 EPC Rating: "C"
 Total Square Meters: Approx.68
 Total Square Feet: Approx. 732

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

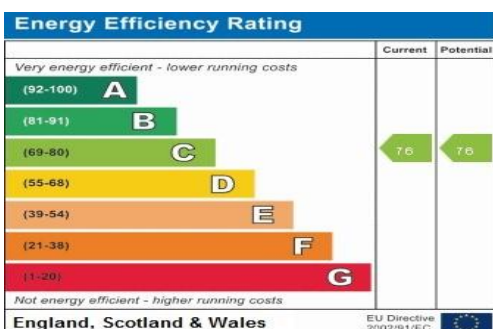
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

LEASE DETAILS & CHARGES:- The following information has been provided by the seller. Please note any charges may be subject to reviews and should be verified by your solicitor prior to exchange of contracts-

Original Lease Term: 125 year lease granted in February 2009
 Unexpired Lease: Approximately 113 years
 Ground Rent: £250 p/a
 Next Ground Rent Review: TBA
 Current Service Charge: £1,530 p/a
 Next Service Charge Review: TBA

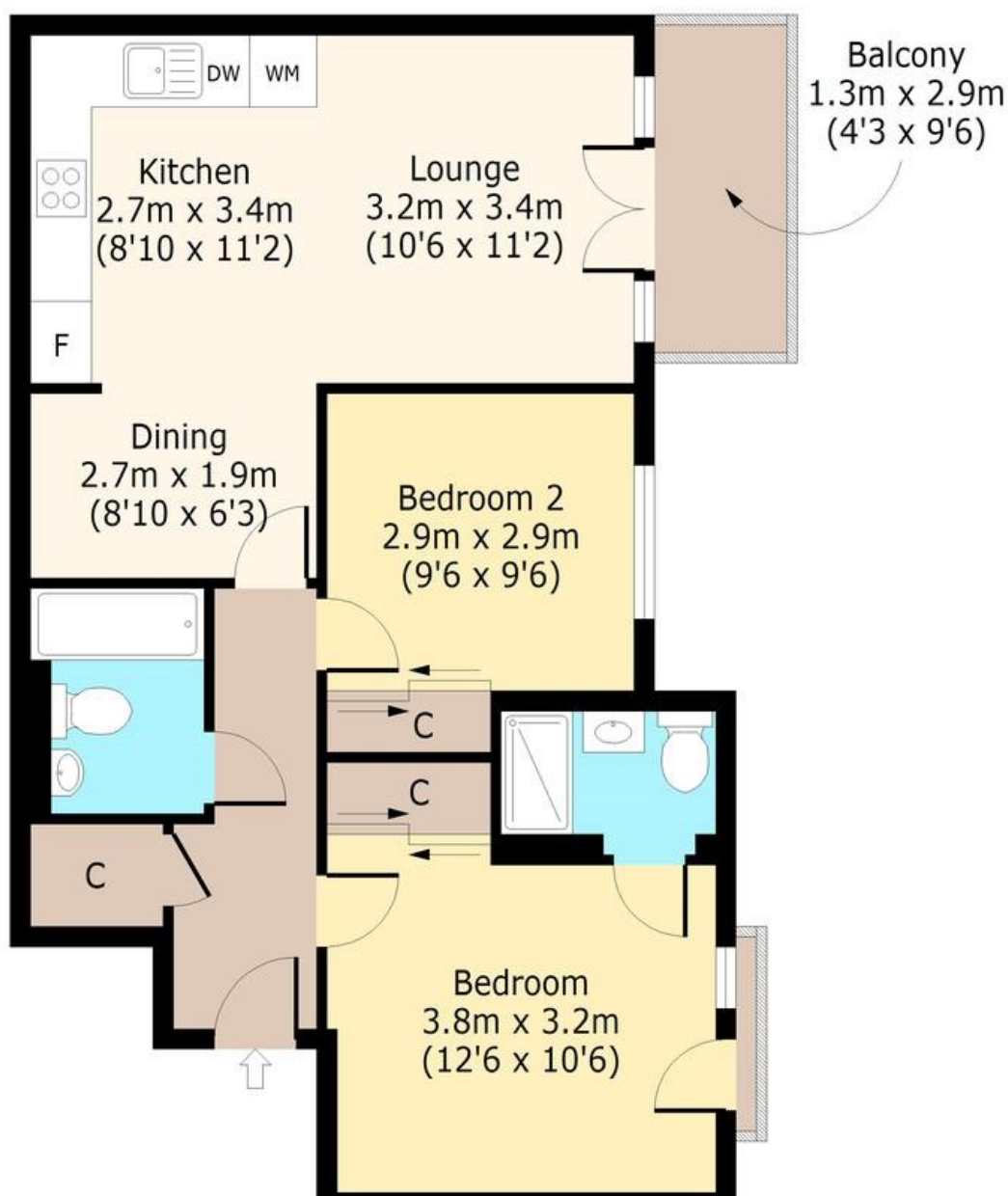
Directions

By car- from our offices adjacent to Tesco in Orpington proceed to the War Memorial. Take the fourth exit and continue back up Station Road. Just after Tesco, turn right in to Orchard Grove. The entrance to this property is on the left hand side.



Third Floor

Approx. 64.2 sq. meters
(691 sq. feet)



Local Authority: Bromley London Borough Council

Council Tax Band: Band D

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.