

THOMAS BROWN

ESTATES

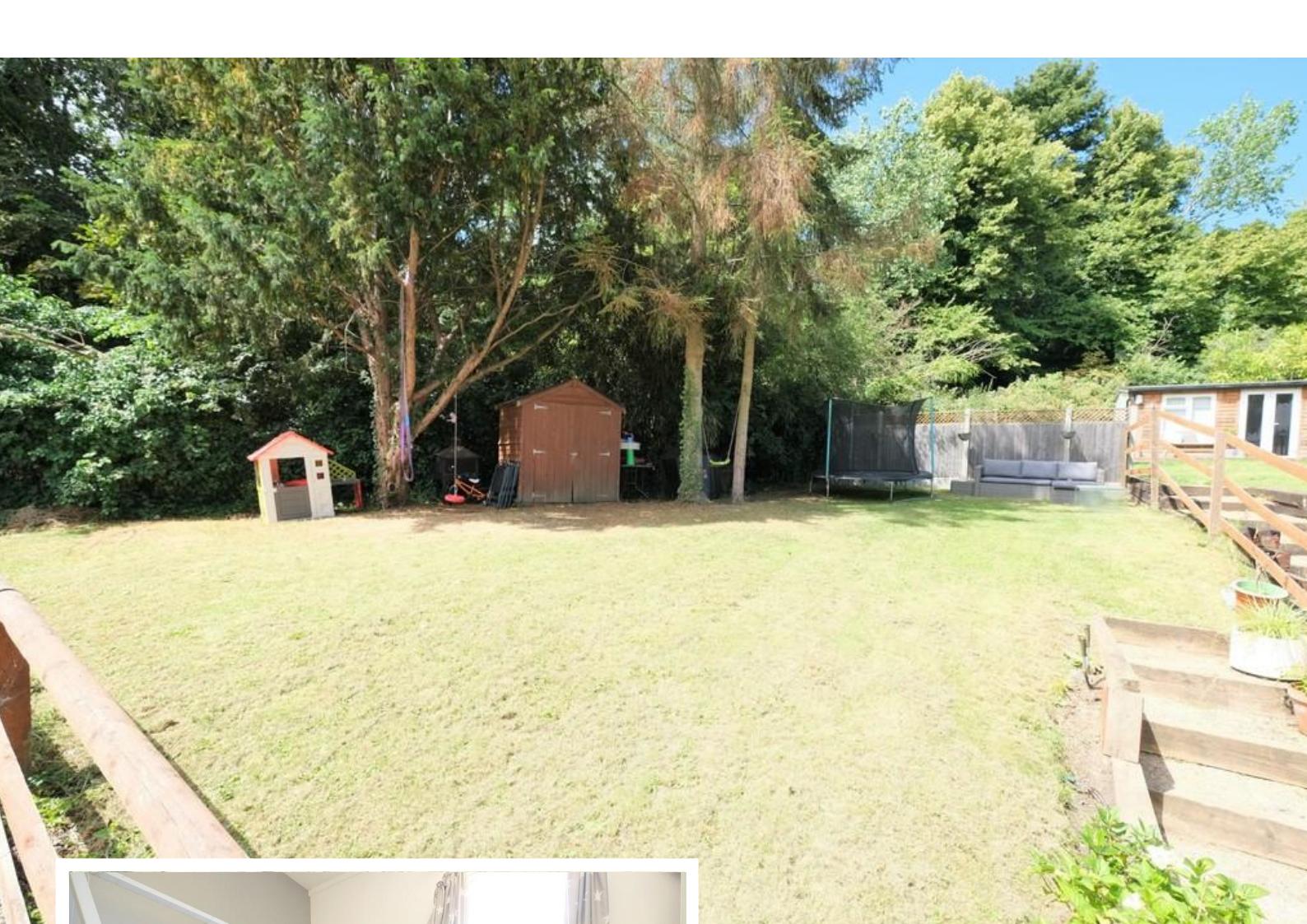


Chapmans Lane, Orpington, BR5 3JA

Asking Price: £225,000

- 1 Bedroom First Floor Apartment
- Long Lease & Low Service Charges
- Private Garden & Allocated Parking
- Sought After Semi-Rural Development





Property Description

Thomas Brown Estates are delighted to offer this very well presented one bedroom apartment, forming part of a sought after development of just six properties, set in a fantastic semi-rural location boasting a private garden and parking for two vehicles, that must be viewed to fully appreciate the unique development and location on offer. The accommodation comprises: communal entrance hall (servicing two apartments only), private entrance hall, lounge/dining room, modern kitchen, double bedroom and a shower room. Externally, there is a private garden mainly laid to lawn, allocated parking for two vehicles with additional guest spaces and semi rural views to all aspects. The property is Share of Freehold, has low service charges and benefits from a large private loft space. Chapmans Lane is a short drive to local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



COMMUNAL ENTRANCE
(accessed by two flats only) Carpet.



ENTRANCE HALL
Door to communal entrance, loft access, laminate flooring, radiator.



LOUNGE
14' 0" x 9' 1" (4.27m x 2.77m) Double glazed window to front, laminate flooring, radiator.



KITCHEN
10' 11" x 5' 9" (3.33m x 1.75m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated washing machine, double glazed window to side, vinyl flooring, radiator.

BEDROOM
12' 3" x 8' 8" (3.73m x 2.64m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM
Low level WC, wash hand basin, double walk-in shower with rainforest head and shower attachment, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN
45' 0" x 40' 0" (13.72m x 12.19m) (measured at maximum) (to far left of property) Laid to lawn.

FRONT
Two parking spaces to left of building in front of garden and visitor parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

SHARE OF FREEHOLD
993 years remaining.

****SERVICE CHARGE & GROUND RENT:**
Service charge: £50PM (includes building insurance) - As advised by vendor.
Ground rent: £1PA - As advised by vendor.
**Please note these charges may be subject to reviews and this should be verified by your solicitor.



TOTAL FLOOR AREA: 387 sq ft. (35.9 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 fixtures 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

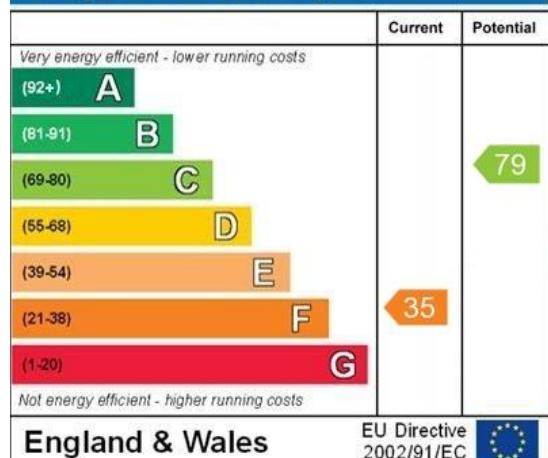
Tenure: Share of Freehold – 993 years remaining (approx.)

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Energy Efficiency Rating



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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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