

THOMAS BROWN

ESTATES



Cottonwood Close, Orpington, BR6 7FN **Asking Price: £300,000**

- 1 Bedroom Second Floor Apartment
- Immaculately Presented
- Fantastic 26'10 Kitchen/Lounge
- London Square Gated Development





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented one bedroom second floor (top floor) apartment set in the highly popular London Square gated development. The property consists of a communal entrance with video entry phone, private entrance hall with a utility cupboard, double bedroom with fitted wardrobe, a fantastic 26'10 kitchen/reception room with direct access to a covered balcony and a modern family bathroom. The property benefits from a parking space and access to the communal grounds. 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 to fully appreciate the quality of specification and development on offer.





FRONT

Parking space, communal entrance, stairs to front door, video entry phone.

ENTRANCE HALL

Video entry phone, storage cupboard, wood effect flooring, radiator.

KITCHEN/LOUNGE

26' 10" x 11' 0" (8.18m x 3.35m) Range of matching wall and base units with worktops over, stainless steel sink, integrated electric hob with extractor over, integrated oven, integrated fridge/freezer, double glazed door to Balcony, double glazed window, wood effect flooring, radiator.



BEDROOM

16' 01" x 9' 01" (4.9m x 2.77m) Fitted wardrobe, double glazed window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath and shower attachment, opaque double glazed window, wood effect flooring, heated towel rail.

UTILITY CUPBOARD

Space for washing machine, wood effect flooring.

BALCONY

9' 08" x 5' 01" (2.95m x 1.55m) Covered, timber flooring.



OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2022. REF: 803563

Other Information:

Council Tax Band: D

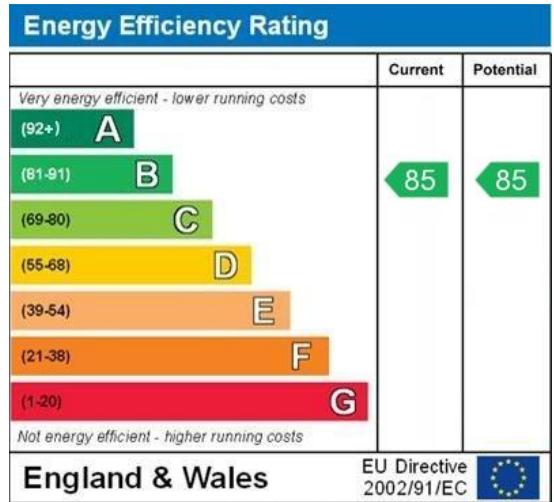
Construction: Standard

Tenure: Leasehold

Lease 150 Years from 2016 (144 years remaining (approx.) - As advised by vendor

Service Charge £1500PA & Ground Rent £500PA – As advised by vendor

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



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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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