

THOMAS BROWN

ESTATES



Whippendell Close, Orpington, BR5 3GP

Fixed Price: £270,000

- 2 Double Bedroom First Floor Apartment
- Deceptively Spacious
- Sought After Quiet Development
- Communal Gardens, Allocated Parking





Property Description

Thomas Brown Estates are delighted to offer this surprisingly spacious two double bedroom first floor apartment set within a sought after quiet development where properties rarely come up for sale. The accommodation on offer comprises: communal entrance hall, private entrance hall, lounge/dining room, modern fitted kitchen, two double bedrooms and a family bathroom. Other benefits include a long lease of circa 110 years, allocated parking space, private shed and communal gardens. Whippendell Close is well located for St Mary Cray station, local bus routes, shops and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the unique factors this apartment has to offer.



FRONT

Allocated parking space, communal entrance with entry system.

ENTRANCE HALL

Door, storage cupboard, carpet, radiator.

LOUNGE/DINER

19' 11" x 9' 08" (6.07m x 2.95m) Double glazed window, carpet, two radiators.

KITCHEN

14' 01" x 6' 06" (4.29m x 1.98m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, double glazed window, vinyl flooring, radiator.

BEDROOM 1

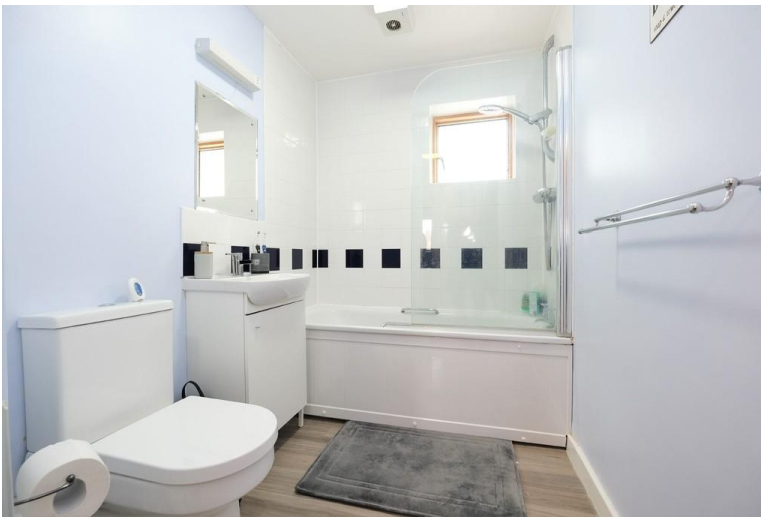
14' 01" x 10' 05" (4.29m x 3.18m) Double glazed window, carpet, radiator.

BEDROOM 2

14' 03" x 8' 05" (4.34m x 2.57m) Double glazed window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, opaque double glazed window, part tiled walls, vinyl flooring, radiator.



OTHER BENEFITS I INCLUDE:

ALLOCATED PARKING SPACE

ALARM

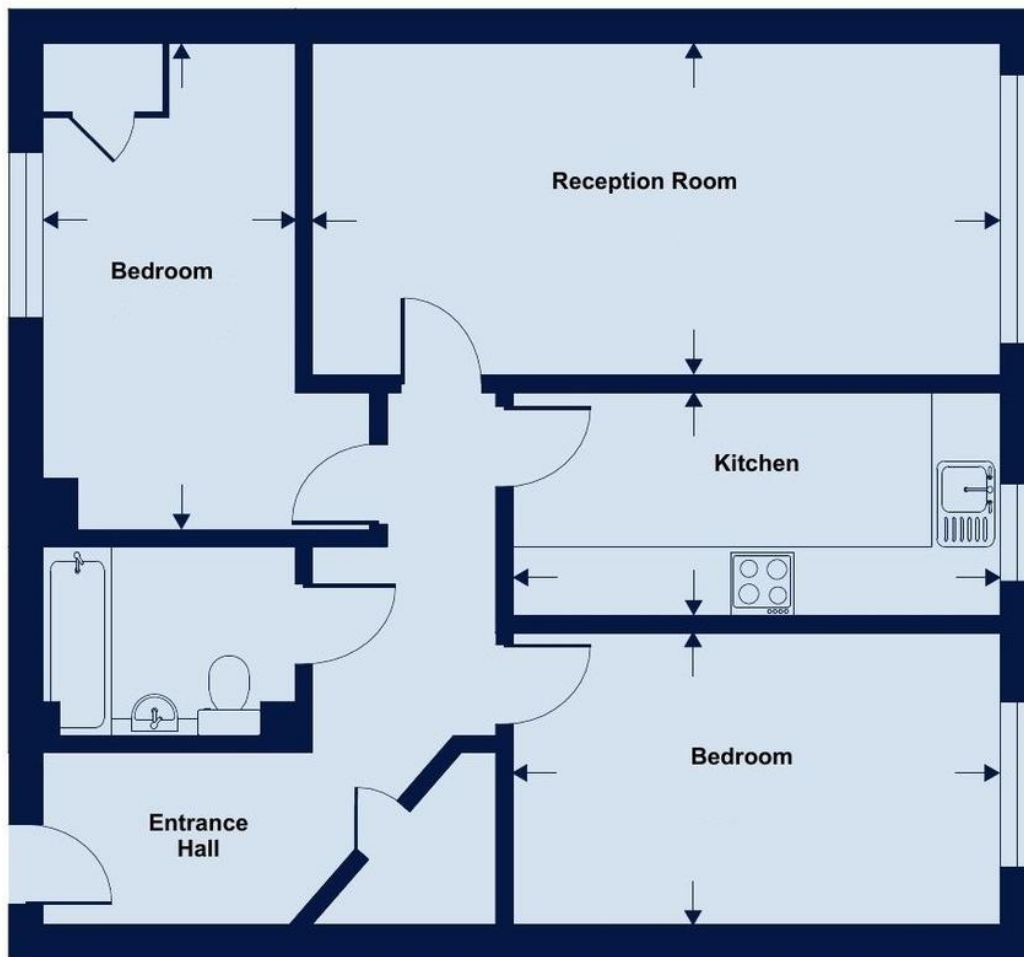
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASEHOLD

110 years approx. remaining.





Other Information:

Council Tax Band: C

Construction: Standard

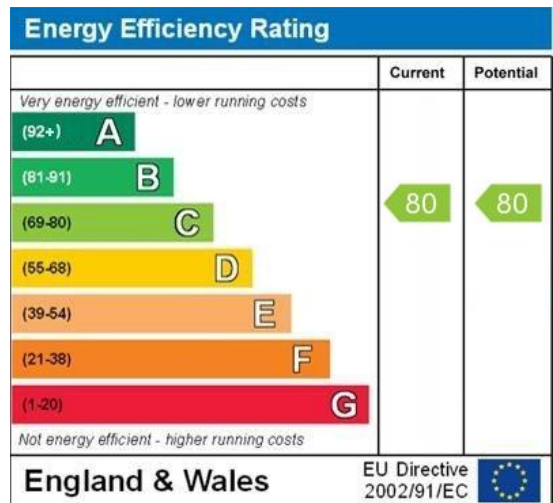
Tenure: Leasehold

Service Charge & Ground Rent:

Service charge: £1800 per year (£150 per month) - As advised by vendor.

Ground rent: £150 per year (£12.50 per month) - As advised by vendor.

**Please note these charges may be subject to review s 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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