

THOMAS BROWN

ESTATES



Pinnacle House, Ridge Place, BR5 3FN

Asking Price: £284,000

- Two Double Bedroom Third Floor Apartment
- Allocated Underground Parking
- Secure Gated Development
- Balcony, Close to Local Amenities





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom apartment, boasting in our opinion one of the best outlooks on the development, serviced lift and an allocated underground parking space, set within a sought after gated development within easy walking distance of Nugent Shopping Centre and St. Mary Cray Station. The accommodation on offer comprises: communal entrance hall with lift, private entrance hall with a utility cupboard, open plan living/kitchen area leading to the balcony, two double bedrooms and a surprisingly spacious family bathroom. Points to note: lease currently has 116 years remaining, gated development, communal garden and allocated underground parking space. Pinnacle House is well located for St Mary Cray station, major road connections (A20, A21, M20 and M25), a network of cycle routes, local bus routes, shops and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, gated community and specification on offer.



FRONT

Secure gated development, underground parking space, communal grounds, video entry system.

COMMUNAL ENTRANCE

Serviced lift.

ENTRANCE HALL

Door to communal entrance, utility cupboard with space for washing machine, laminate flooring, radiator.

LOUNGE/DINER/KITCHEN

23' 1" x 14' 3" (7.04m x 4.34m) (measured at maximum). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and gas hob with extractor over, integrated fridge/freezer, two double glazed windows, double glazed French doors to balcony, laminate flooring, two radiators.

BEDROOM 1

12' 7" x 9' 0" (3.84m x 2.74m) Built in wardrobe, double glazed window, carpet, radiator.

BEDROOM 2

10' 7" x 8' 11" (3.23m x 2.72m) Double glazed window, carpet, radiator.

BATHROOM

10' 1" x 6' 11" (3.07m x 2.11m) Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

BALCONY

12' 5" x 5' 3" (3.78m x 1.6m) Timber floor.

ALLOCATED UNDERGROUND PARKING SPACE

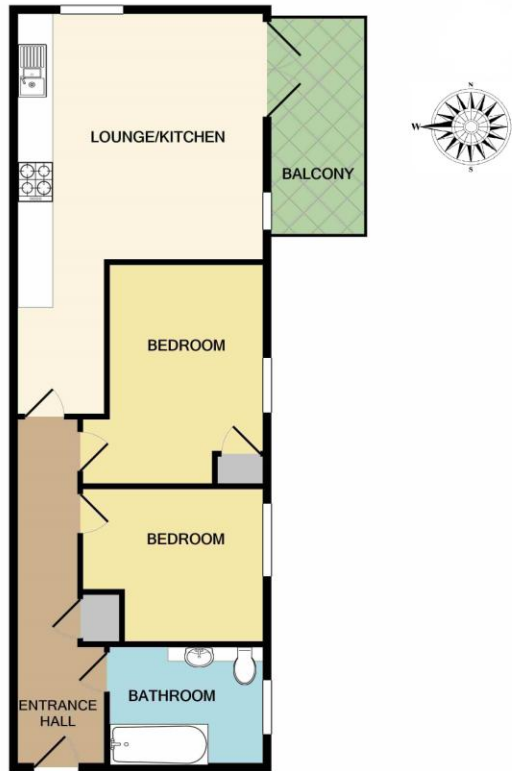
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASE

116 Years remaining - as advised by vendor.





TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

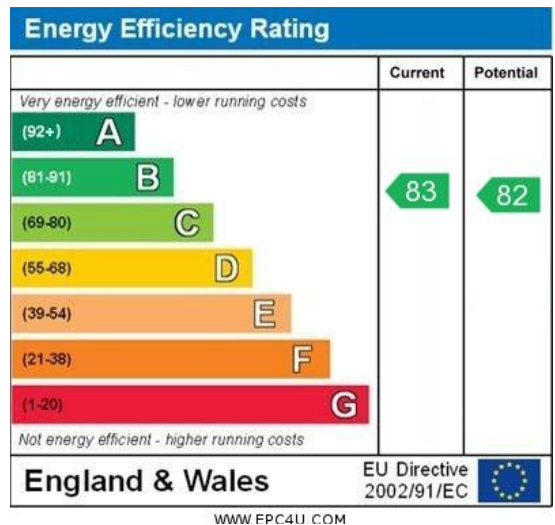
Council Tax Band: C

Construction: Standard

Tenure: Leasehold

116 Years remaining - as advised by vendor.

Service charge: £195pcm. Ground Rent: £300pa - as advised by vendor.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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