

# THOMAS BROWN

ESTATES



## Park View, High Street, Orpington, BR6 0GE **Asking Price: £300,000**

- 2 Bedroom, 2 Bathroom First Floor Apartment
- Allocated Parking Space
- Double Bedrooms
- Walking Distance to Orpington High Street





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, two bathroom first floor apartment situated in a very convenient location in Central Orpington, nestled between Orpington Station and Priory Park. The accommodation comprises; communal entrance, private entrance hall, two double bedrooms (master benefitting from an en-suite), family bathroom and a larger than average open plan lounge/diner and fitted kitchen. Other benefits include an allocated parking bay, gas central heating and double glazing. This property is well located for Orpington mainline station, Orpington High Street, as well as bus routes and local schools. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite front door, storage cupboard, carpet.

#### LOUNGE

17' 05" x 12' 0" (5.31m x 3.66m) Double glazed French doors to Juliet balcony, carpet.

#### KITCHEN

12' 08" x 6' 10" (3.86m x 2.08m) Range of matching wall and base units with worktops over, breakfast bar, stainless steel sink with mixer tap, space for Range style oven, space for fridge/freezer, plumbing for washing machine, tiled splashback, central heating boiler, double glazed window to front, tiled flooring,

#### BEDROOM 1

13' 03" x 12' 04" (4.04m x 3.76m) Door to en-suite, double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, tiled flooring, radiator.

#### BEDROOM 2

10' 09" x 9' 0" (3.28m x 2.74m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

11' 0" x 6' 07" (3.35m x 2.01m) (measured to longest point) Low level WC, wash hand basin, panel enclosed bath with shower over, part tiled walls, tiled flooring, radiator, extractor fan.

#### OTHER BENEFITS INCLUDE:

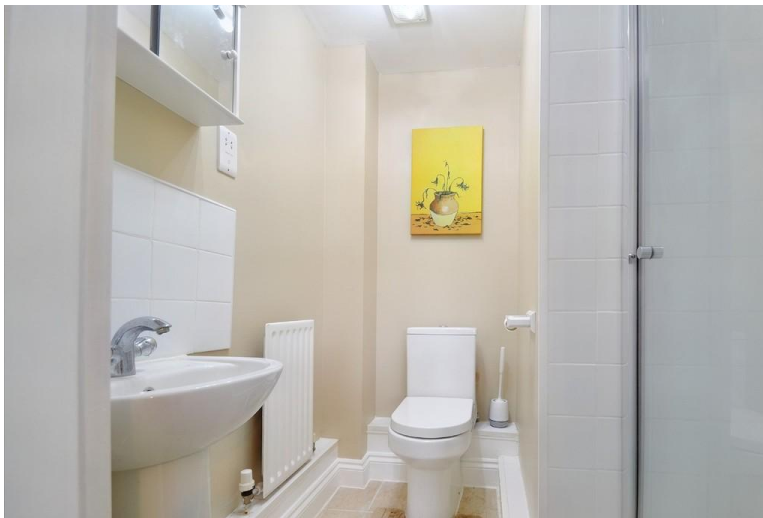
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

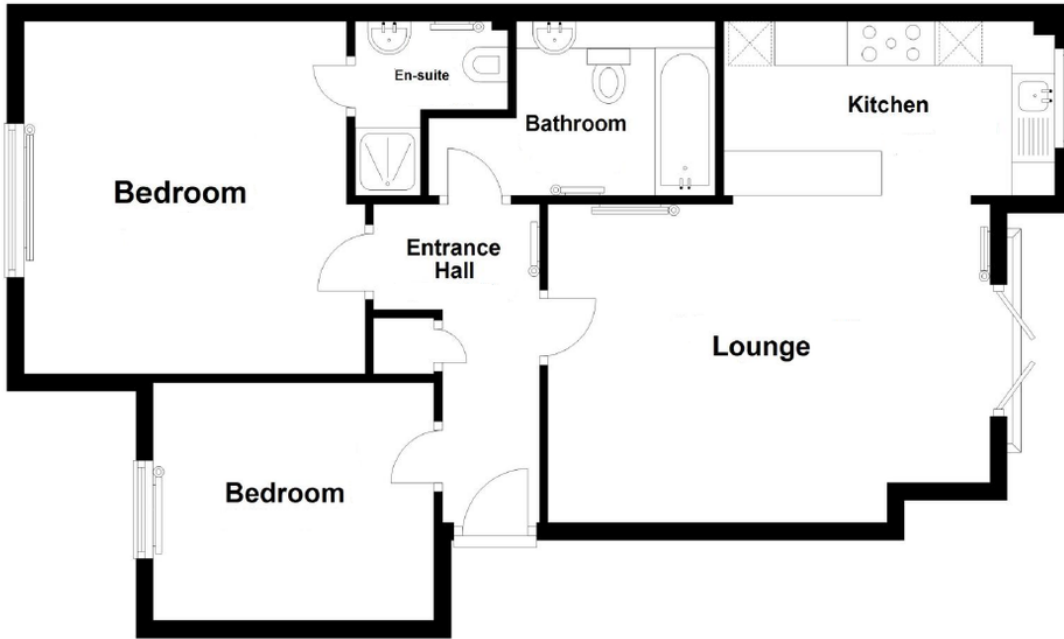
ALLOCATED PARKING SPACE

#### LEASEHOLD

81 years left on lease - as advised by Vendor.



# First Floor Flat



## Other Information:


**Council Tax Band:** C

**Construction:** Standard

**Tenure:** Leasehold

### **Service charge & ground rent:**

Approx. £2000PA (£166.66PCM) - as advised by Vendor.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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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