

# THOMAS BROWN

ESTATES



**70 Walsingham Road, Orpington, BR5 3BN**

**Asking Price: £185,000**

- 1 Bedroom First Floor Apartment
- Well Located for Local Shops & St. Mary Cray Station
- Balcony, Ample on Road Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this one bedroom first floor apartment being offered to the market with no forward chain and located within walking distance to St. Mary Cray Station and local shops. The accommodation comprises; private entrance hall, lounge/dining room with access to the balcony, double bedroom, fitted kitchen and a bathroom. Externally there are communal gardens and ample on road parking. Walsingham Road is well located for St. Mary Cray Station, local schools, local shops, bus routes and playing fields. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### COMMUNAL ENTRANCE

#### ENTRANCE HALL

Door, storage cupboard, carpet, radiator.

#### LOUNGE/DINER

13' 11" x 11' 11" (4.24m x 3.63m) Double glazed door to balcony, double glazed window, radiator.

#### KITCHEN

9' 1" x 8' 7" (2.77m x 2.62m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, tiled splashbacks, space for undercounter fridge, space for undercounter washing machine, vinyl flooring.

#### BEDROOM

10' 1" x 9' 11" (3.07m x 3.02m) Double glazed window, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### COMMUNAL GARDEN

#### BALCONY

9' 10" x 3' 8" (3m x 1.12m)

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### LEASEHOLD

91 years approx. remaining.

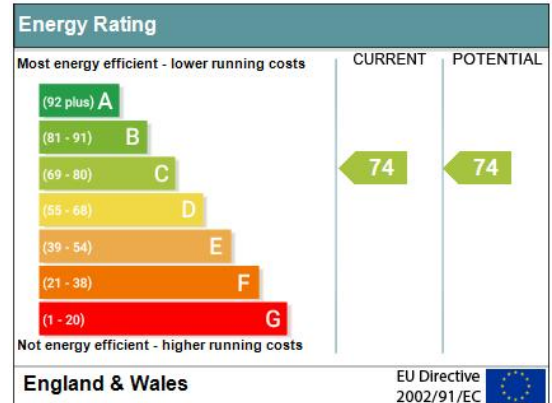


GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.  
While 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: 70 Walsingham Road, ORPINGTON, BR5 3BN  
RRN: 0588-3029-2208-1807-2204



Construction: Standard

Council Tax Band: B

Tenure: Leasehold – 91 years remaining (approx.)

Service charge: £1200PA approx. (£100PM approx.) – As advised by vendor

Ground rent: £10PA – As advised by vendor.

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

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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