

THOMAS BROWN

ESTATES

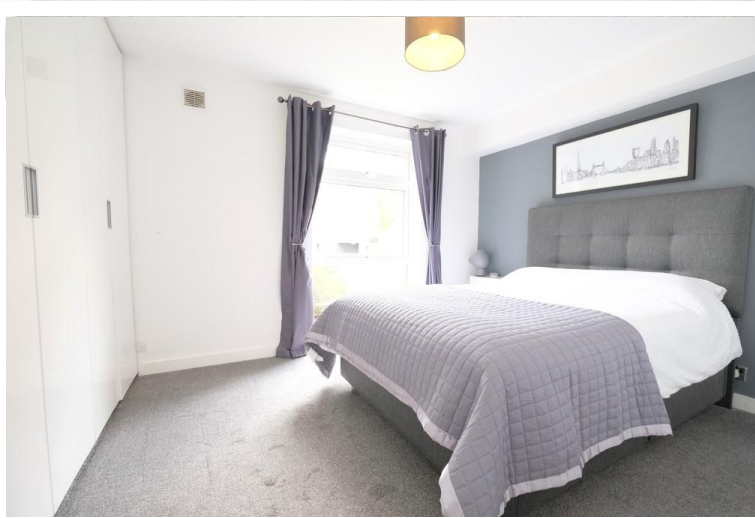


100 Dyke Drive, Orpington, BR5 4LZ

Asking Price: £230,000

- Double Bedroom Ground Floor Apartment
- Well Located for Orpington & St. Mary Cray Station
- Garage En-bloc, Ample on Road Parking
- Long Lease (138 Years Remaining)





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, modernised and immaculately presented ground floor one double bedroom apartment boasting a long lease of circa 138 years and a garage en-bloc. The accommodation comprises; communal entrance leading to the private front door, entrance hall, lounge/dining room with double glazed sliding doors with direct access to the communal grounds, modern fitted kitchen, sizeable bathroom and double bedroom with fitted wardrobes. Externally there are well kept communal gardens and ample on road parking for residents. Other benefits include double glazed windows and gas central heating system. Dyke Drive is well located for Orpington High Street, Orpington and St. Mary Cray Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



COMMUNAL ENTRANCE

PRIVATE ENTRANCE

Wooden door, storage cupboard, carpet.

LOUNGE/DINER

15' 1" x 11' 3" (4.6m x 3.43m) Double glazed sliding door, carpet, covered radiator.

KITCHEN

10' 3" x 5' 7" (3.12m x 1.7m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window, tiled flooring, radiator.

BEDROOM

11' 2" x 10' 1" (3.4m x 3.07m) (measured to front of wardrobes) Three double wardrobes, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest showerhead and shower attachment, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

GARAGE EN-BLOC

Up and over door.

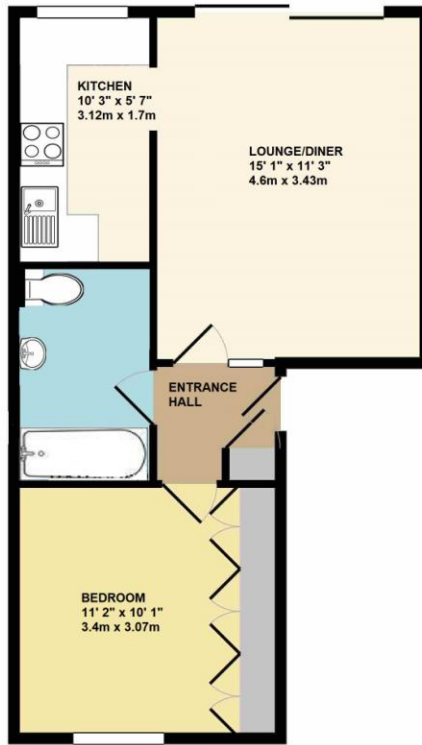
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

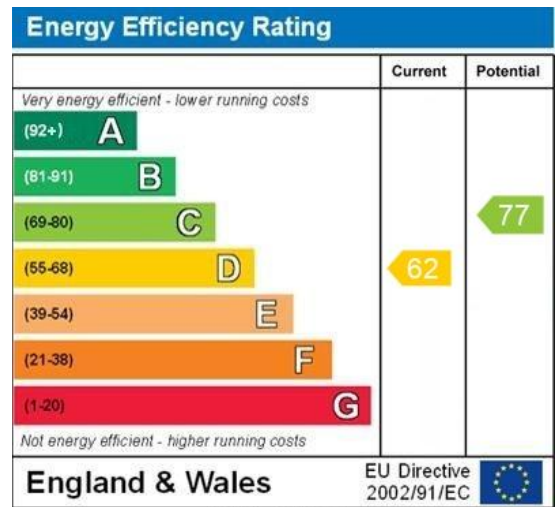
LONG LEASE

138 years remaining.





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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Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 138 years remaining

Service charge, Ground rent & Insurance: Circa £1,300PA - As advised by vendor (insurance £495 and service charge £798)

****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.

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