

THOMAS BROWN

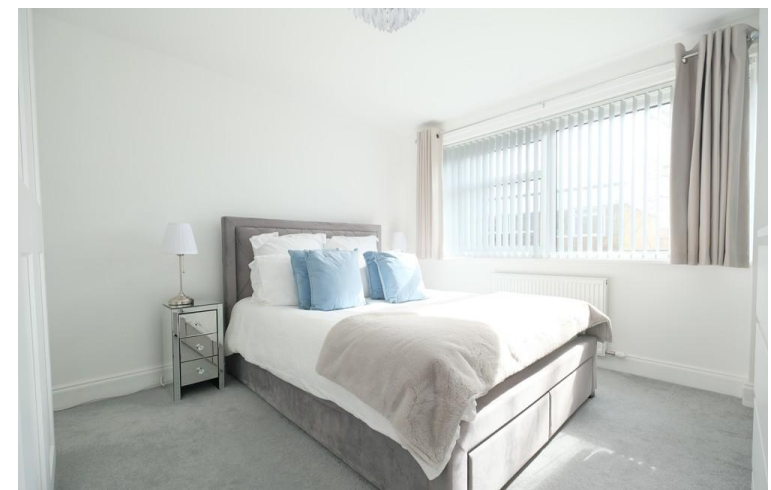
ESTATES



24 St. Anthony's Court, Orpington, BR6 8LG **Asking Price: £350,000**

- 2 Double Bedroom Second Floor Apartment
- Ever Popular Crofton Heath Area
- Garage En-Bloc, Residents Parking
- Share of Freehold





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two double bedroom second floor apartment situated on the ever popular Crofton Heath, that must be viewed to fully appreciate the quality of location and specification on offer. The accommodation comprises; communal entrance hall, private entrance hall, two double bedrooms, lounge/diner, modern fitted kitchen and a spacious family bathroom. Externally the property has a large communal garden, residents parking and a garage en-bloc. Please note these properties cannot be let. St. Anthony's Court is well located for local schools, local shops, and bus routes. Please call Thomas Brown Estates in Orpington to arrange a viewing.



COMMUNAL ENTRANCE

Stairs to second floor.

ENTRANCE HALL

15' 1" x 6' 0" (4.6m x 1.83m) Wooden door to side, coconut mat, two storage cupboards, space for dining table, carpet, radiator.

LOUNGE/DINER

15' 3" x 11' 9" (4.65m x 3.58m) Double glazed windows to front, carpet, radiator.

KITCHEN

10' 6" x 6' 11" (3.2m x 2.11m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, double glazed window to rear, laminate flooring.

BEDROOM 1

12' 1" x 11' 4" (3.68m x 3.45m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 4" x 8' 8" (4.06m x 2.64m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, storage cupboard, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT

Residents car park plus ample on road parking.

GARAGE EN-BLOC

Up and over door.

COMMUNAL GARDENS

DOUBLE GLAZING

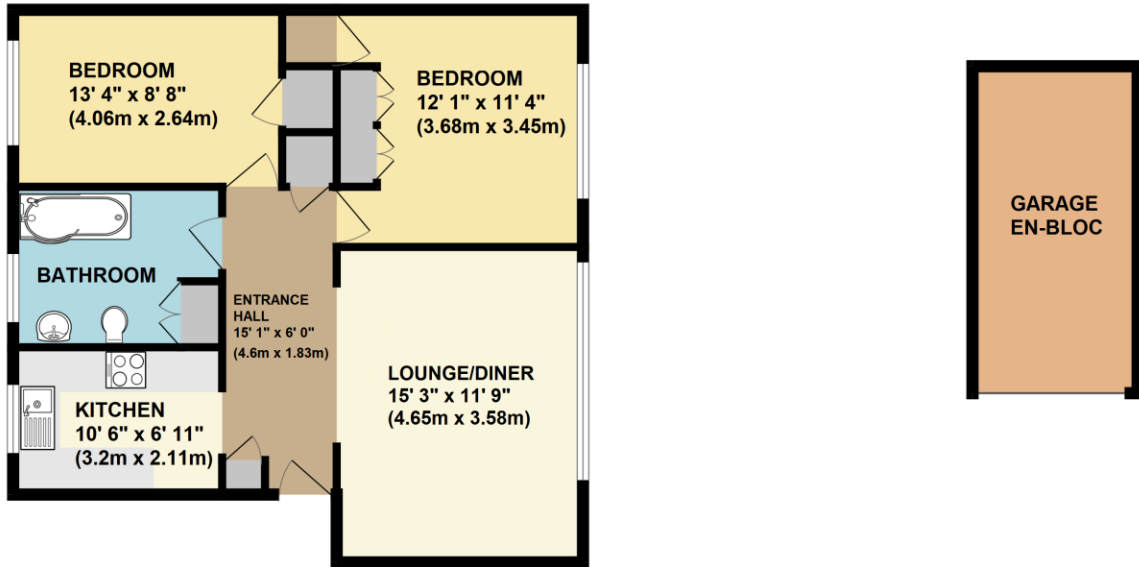
CENTRAL HEATING SYSTEM

SHARE OF FREEHOLD

140 years remaining.



GROUND FLOOR



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst 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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Construction: Standard

Council Tax Band: D

Tenure: Share of Freehold – 140 years remaining

Service charge: £120 PM (£1440 PA) - As advised by vendor.

Ground rent: £2.09 PM (£25 PA) - As advised by vendor.

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

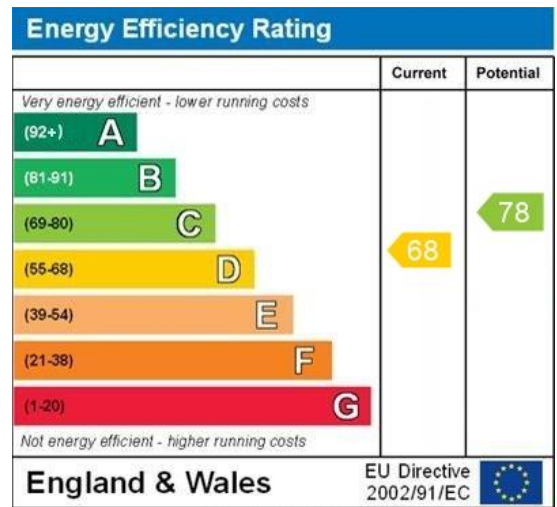
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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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