

# THOMAS BROWN

ESTATES



## Flat 3 Berwick House, Orpington, BR6 0FD

**Asking Price: £270,000**

- 1 Double Bedroom Ground Floor Apartment
- Double Glazing & Central Heating
- Excellent Access to Orpington High Street & Station
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this ground floor, one double bedroom apartment situated in the centre of Orpington with excellent access to the High Street and Orpington Station. The property consists of a communal entrance with intercom system, private entrance hall with utility cupboard for the washing machine, open plan living space with modern fitted kitchen (with all appliances built in), double bedroom with fitted wardrobes and a family bathroom. The apartment block boasts a serviced lift for access and a car share club. Please call Thomas Brown Estates in Orpington for an appointment to view this immaculately kept property.



#### ENTRANCE HALL

Solid Oak flooring, radiator.

#### KITCHEN/LOUNGE

17' 01" x 16' 06" (5.21m x 5.03m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated induction hob, integrated dishwasher, integrated fridge, integrated undercounter freezer, double glazed bi-folding windows, solid oak flooring, two radiators.



#### BEDROOM

17' 0" x 9' 02" (5.18m x 2.79m) (measured to back of wardrobes) Fitted wardrobes, double glazed bi-folding windows, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window, tiled walls, tiled flooring, heated towel rail.



#### UTILITY CUPBOARD

Space for washing machine.

#### OTHER BENEFITS INCLUDE:

##### FRONT

Communal entrance, intercom system.

##### DOUBLE GLAZING

##### CENTRAL HEATING SYSTEM

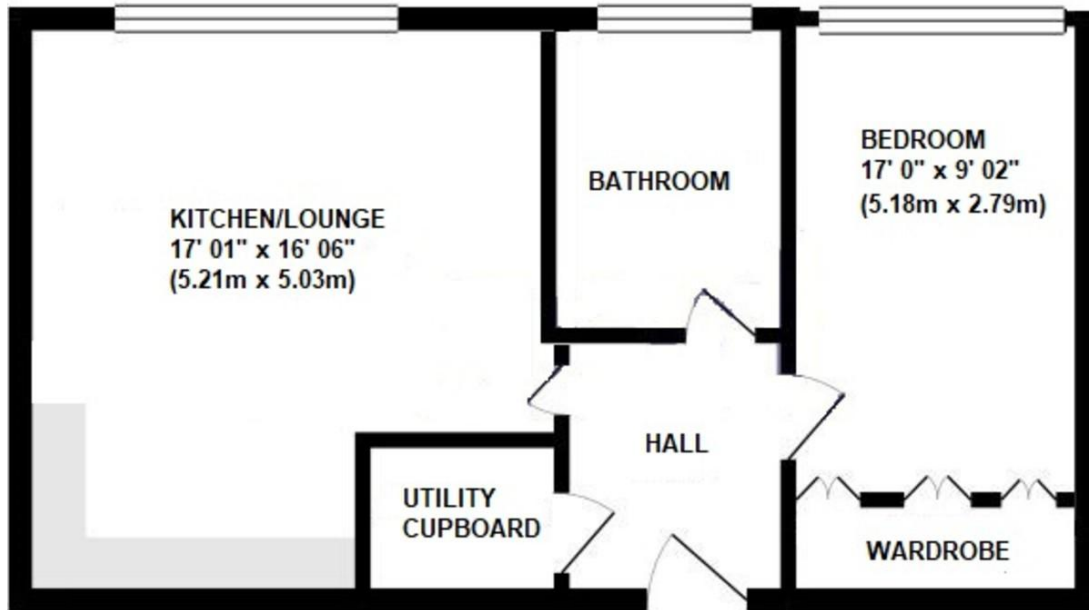
##### NO FORWARD CHAIN

##### LEASEHOLD

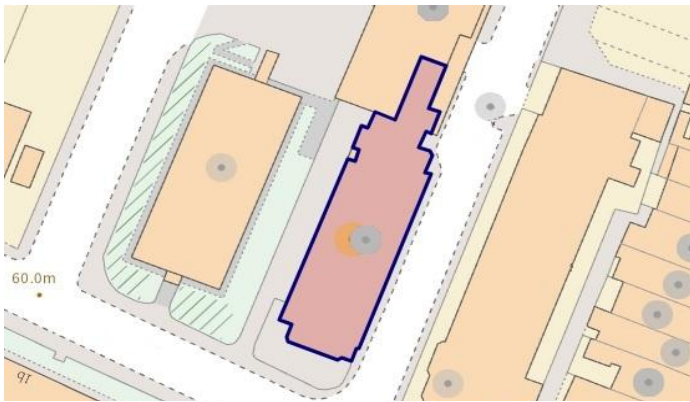
117 years remaining.



## GROUND FLOOR



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.  
Made with bluebeam®2009



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 117 years remaining**

**Service charge: £445.44 Per Quarter (£1336.32 PA) - As advised by vendor.**

**Ground rent: £25 PM (£300 PA) - 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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES