

THOMAS BROWN

ESTATES



29 Bishop Butt Close, Orpington BR6 9UF **Guide: £258,500-£264,000**

- 1 Double Bedroom First Floor Maisonette
- Long Lease & Low Maintenance Charges
- Well Located for Local Shops & Stations
- Garage En-Bloc, Private Loft Space





Property Description

Thomas Brown Estates are delighted to offer this one double bedroom first floor maisonette, situated in a quiet close in South Orpington, boasting a long lease and very low service charges, private loft space and garage en-bloc. The accommodation on offer comprises: communal entrance hall, private entrance with stairs to the first floor, lounge/dining room, modern fitted kitchen, double bedroom with built in wardrobe and a bathroom. The property also benefits from a garage en-bloc and ample on road parking to the front. The property boasts a lease of approximately 950 years and very low service charges. Bishop Butt Close is well located for local schools, shops, bus routes and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quiet, yet central location on offer.



ENTRANCE HALL

PRIVATE STAIRS TO LANDING

Carpet, electric radiator.

LOUNGE/DINER

15' 08" x 10' 09" (4.78m x 3.28m) Two double glazed windows to front, carpet, electric radiator.

KITCHEN

9' 03" x 6' 01" (2.82m x 1.85m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker with extractor over, integrated fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.



BEDROOM

12' 03" x 9' 03" (3.73m x 2.82m) Built in storage, double glazed window to rear, carpet, electric radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

FRONT

Path to front door, residents parking.

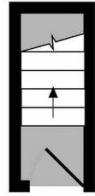
GARAGE EN-BLOC

DOUBLE GLAZING

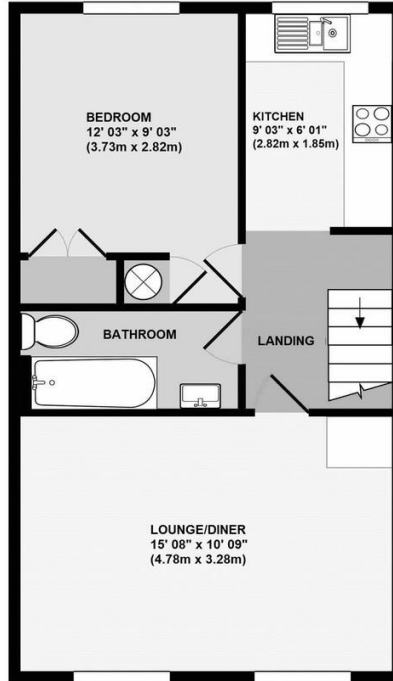
LEASEHOLD

950 years (approx.) remaining.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 22 SQ.FT.
(2.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: B

Tenure: Leasehold – 950 years (approx.) remaining

Service charge: Zero - As advised by vendor.

Ground rent: £20 PM (£240 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.

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