THOMAS BROWN
ESTATES

80 Bournewood Road, Orpington, BR5 4JL

Asking Price: £269,500

- 2 Double Bedroom First Floor Apartment
- Well Located for Orpington High Street & Stations

- Garage En-Bloc
- Long Lease - Circa 138 Years

Property Description

Thomas Brown Estates are delighted to offer this first floor two 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, spacious lounge/dining room that leads to the kitchen, two double bedrooms and the family bathroom. Externally there are well kept communal gardens, garage en-bloc and ample on road parking for residents. Bournewood Road 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

ENTRANCE HALL
Door to side, carpet.

LOUNGE/DINER
15' 09" x 14' 08" (4.8m x 4.47m) Double glazed window to front, carpet, radiator.

KITCHEN
10' 09" x 6' 06" (3.28m x 1.98m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to front, wood effect flooring, radiator.

BEDROOM 1
11' 08" x 9' 11" (3.56m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM 2
11' 09" x 8' 06" (3.58m x 2.59m) Double glazed window to front, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

GARAGE EN-BLOC

RESIDENTIAL PARKING
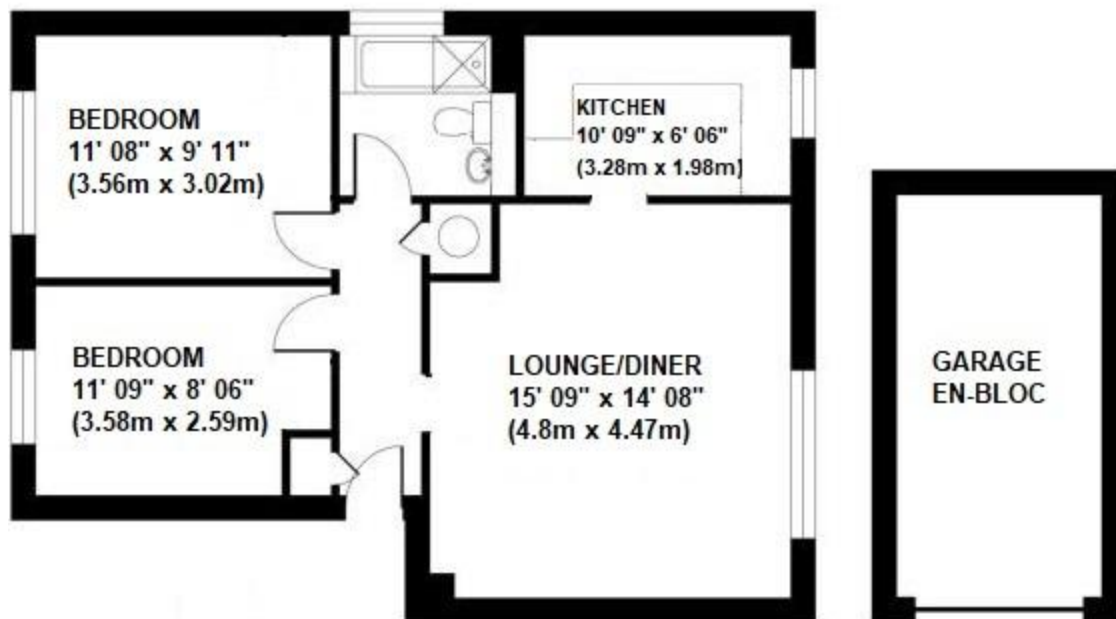
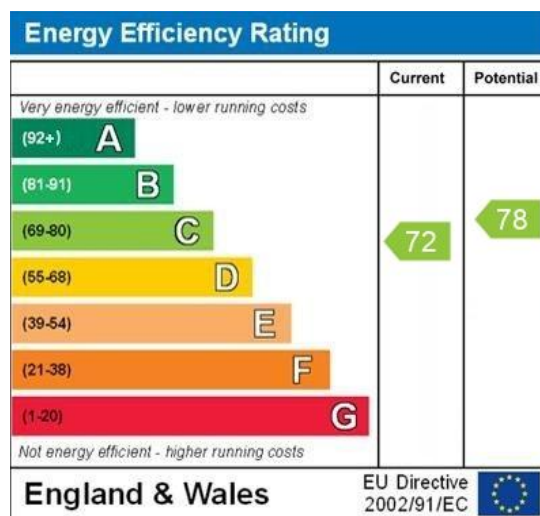**DOUBLE GLAZING**

CENTRAL HEATING SYSTEM

LEASEHOLD
Circa 138 years remaining.

SECOND FLOOR

BEDROOM
11' 08" x 9' 11"
(3.56m x 3.02m)

KITCHEN
10' 09" x 6' 06"
(3.28m x 1.98m)

BEDROOM
11' 09" x 8' 06"
(3.58m x 2.59m)

LOUNGE/DINER
15' 09" x 14' 08"
(4.8m x 4.47m)

GARAGE EN-BLOC

This plan is for illustration purpose only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**	72	78
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

WWW.EPC4U.COM

Construction: Standard

Council Tax Band: C

Tenure: Leasehold – Circa 138 years remaining

Service Charge, Ground Rent & Building Insurance: £1500 PA (£125 PM) (approx.) - 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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