

# 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. Bournemouth 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

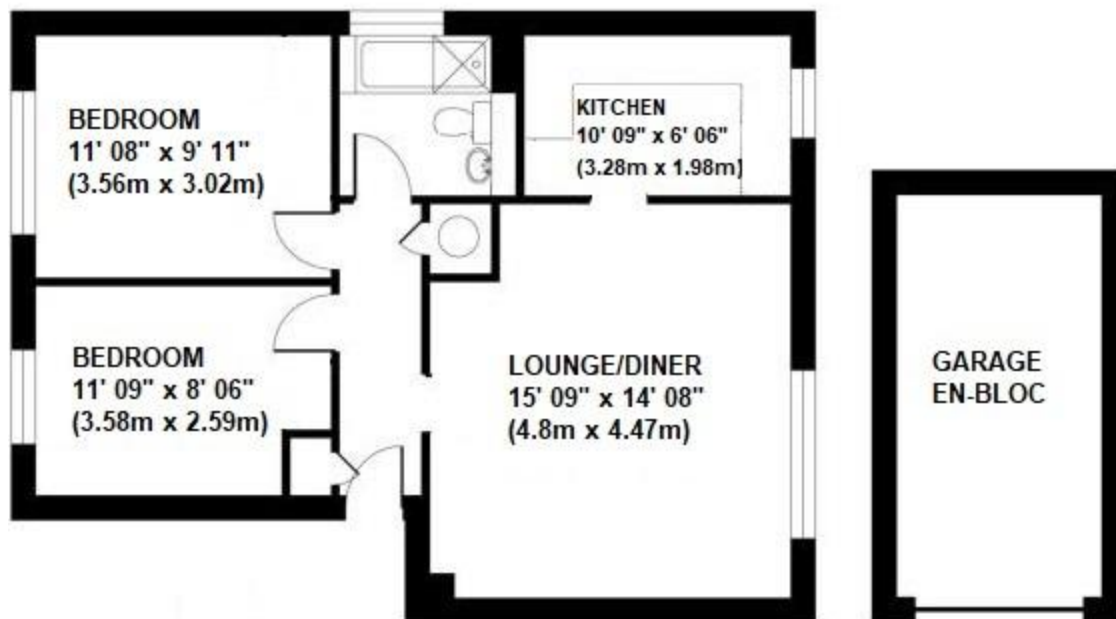
CENTRAL HEATING SYSTEM

LEASEHOLD

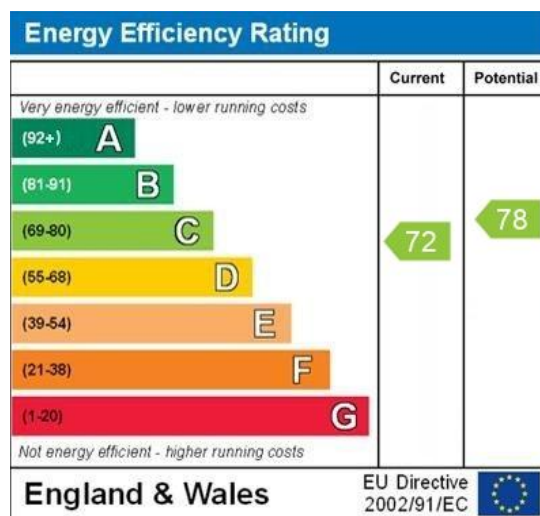
Circa 138 years remaining.



## SECOND FLOOR



This plan is for illustration purpose only - not to scale



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**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.**

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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