

THOMAS BROWN

ESTATES

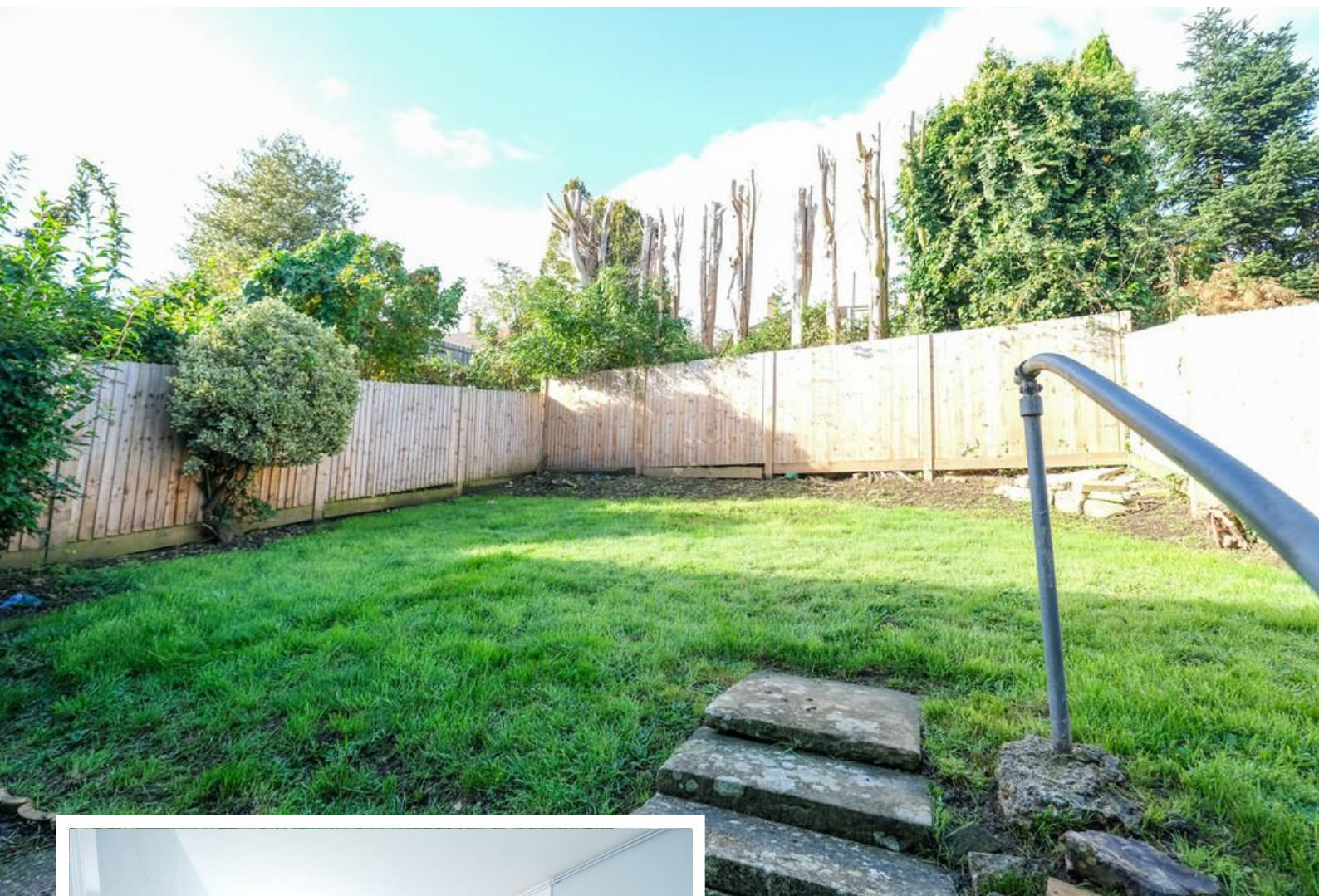


16 Palewell Close, Orpington, BR5 3BX

Asking Price: £215,000

- 1 Bedroom Ground Floor Flat
- Well Located for Local Schools & St. Mary Cray Station
- Situated in a Sought After Close
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this one bedroom ground floor flat being offered to the market with no forward chain, and is situated in a sought after close within easy access to local amenities. The accommodation on offer is newly decorated throughout and comprises: communal entrance, private entrance hall, lounge, kitchen, bathroom, and bedroom. Externally there is a private garden mostly laid to lawn and on road parking to the front. Palewell Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange a viewing.



ENTRANCE HALL

Door, storage cupboard, meter cupboard, carpet, radiator.

LOUNGE

14' 02" x 12' 03" (4.32m x 3.73m) Double glazed window to front, carpet, radiator.

KITCHEN

12' 08" x 8' 01" (3.86m x 2.46m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, space for oven, space for fridge/freezer, tiled splashback, boiler cupboard, double glazed window to rear, laminate flooring.

BEDROOM

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

BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over, double glazed window to rear, tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 25' 0" (9.14m x 7.62m) (approx.) Patio area with rest laid to lawn, brick storage cupboard, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

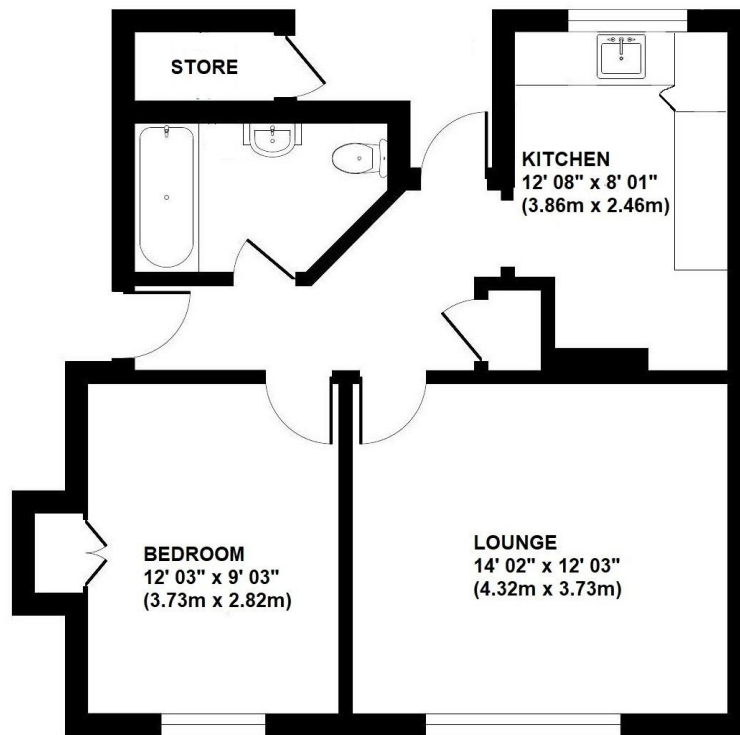
NEWLY DECORATED THROUGHOUT

NO FORWARD CHAIN

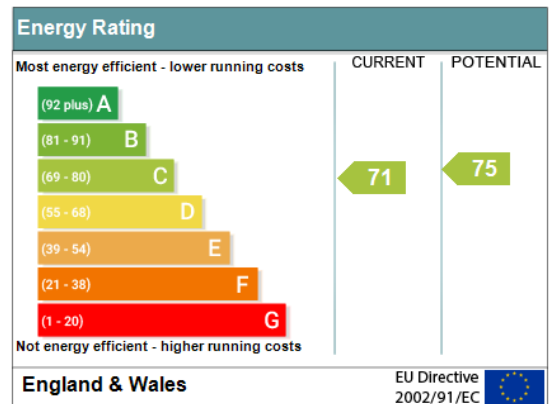
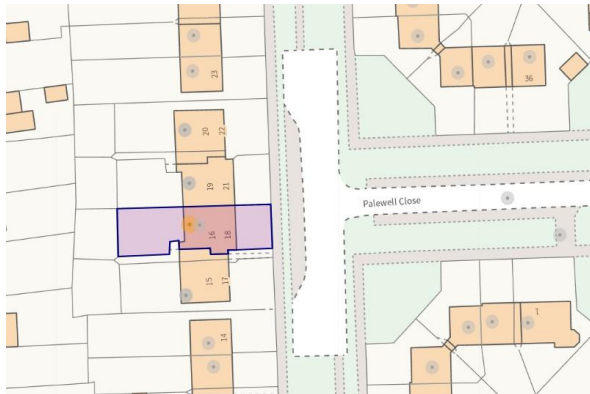
LEASEHOLD

90 years remaining.





This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: B

Tenure: Leasehold – 90 years remaining (approx.)

Service Charge: £923.50 PA (£76.95 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - 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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