

# THOMAS BROWN

ESTATES



## 28 Place Farm Avenue, Orpington BR6 8DQ **Guide: £300,000-£310,000**

- 2 Double Bedroom Split Level Maisonette
- Close to Orpington & Petts Wood Station
- 17'02 Balcony, Deceptively Spacious
- No Forward Chain, Garage







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious two double bedroom split level maisonette being offered to the market with no forward chain, garage, 17'02 balcony and a newly extended lease (on completion). Located within close proximity to Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood School the accommodation on offer comprises: entrance hallway, spacious lounge/dining room with direct access to the balcony and a fitted kitchen. To the first floor are two double bedrooms and a family bathroom. Externally there is on road parking and a garage. Please note the property does require modernisation and this has been reflected in the asking price. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the size and quality of location on offer.





STAIRS TO COMMUNAL WALKWAY

**ENTRANCE HALL**

Door to front, double glazed opaque window to front, storage cupboard, exposed parquet flooring, radiator.

**LOUNGE/DINER**

16' 03" x 15' 03" (4.95m x 4.65m) Double glazed sliding door to rear, carpet, two radiators.

**KITCHEN**

9' 04" x 8' 08" (2.84m x 2.64m) 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, vinyl flooring.



**STAIRS TO FIRST FLOOR LANDING**

Storage cupboard.

**BEDROOM 1**

16' 03" x 10' 01" (4.95m x 3.07m) Built in wardrobes, double glazed window to rear, carpet, radiator.

**BEDROOM 2**

12' 11" x 10' 08" (3.94m x 3.25m) Built in storage, double glazed window to front, carpet, radiator.



**BATHROOM**

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

**OTHER BENEFITS INCLUDE:**

**SOUTH FACING BALCONY**

17' 02" x 4' 01" (5.23m x 1.24m)

**GARAGE**

16' 10" x 7' 11" (5.13m x 2.41m)

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

**LEASEHOLD**

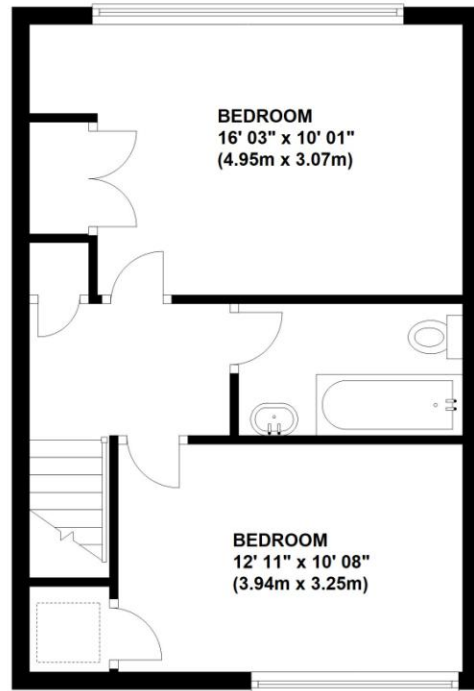
Phone office for details.

**NO FORWARD CHAIN**



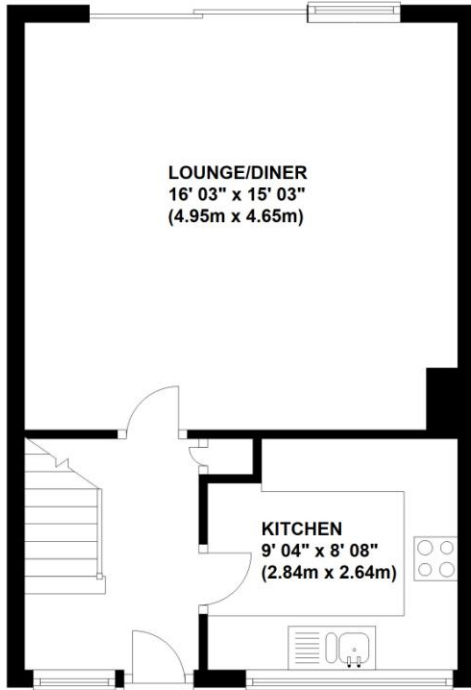
## First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)

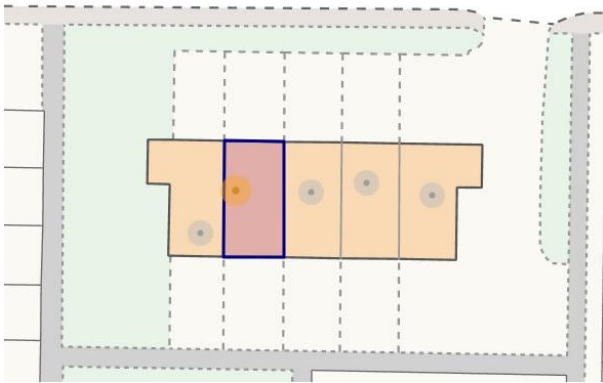


## Ground Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – phone office for details**

**Service Charge: £619.72 PA (£51.64 PM) - As advised by vendor.**

**Ground Rent: £25 PA (£2.08 PM) - 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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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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