

THOMAS BROWN

ESTATES

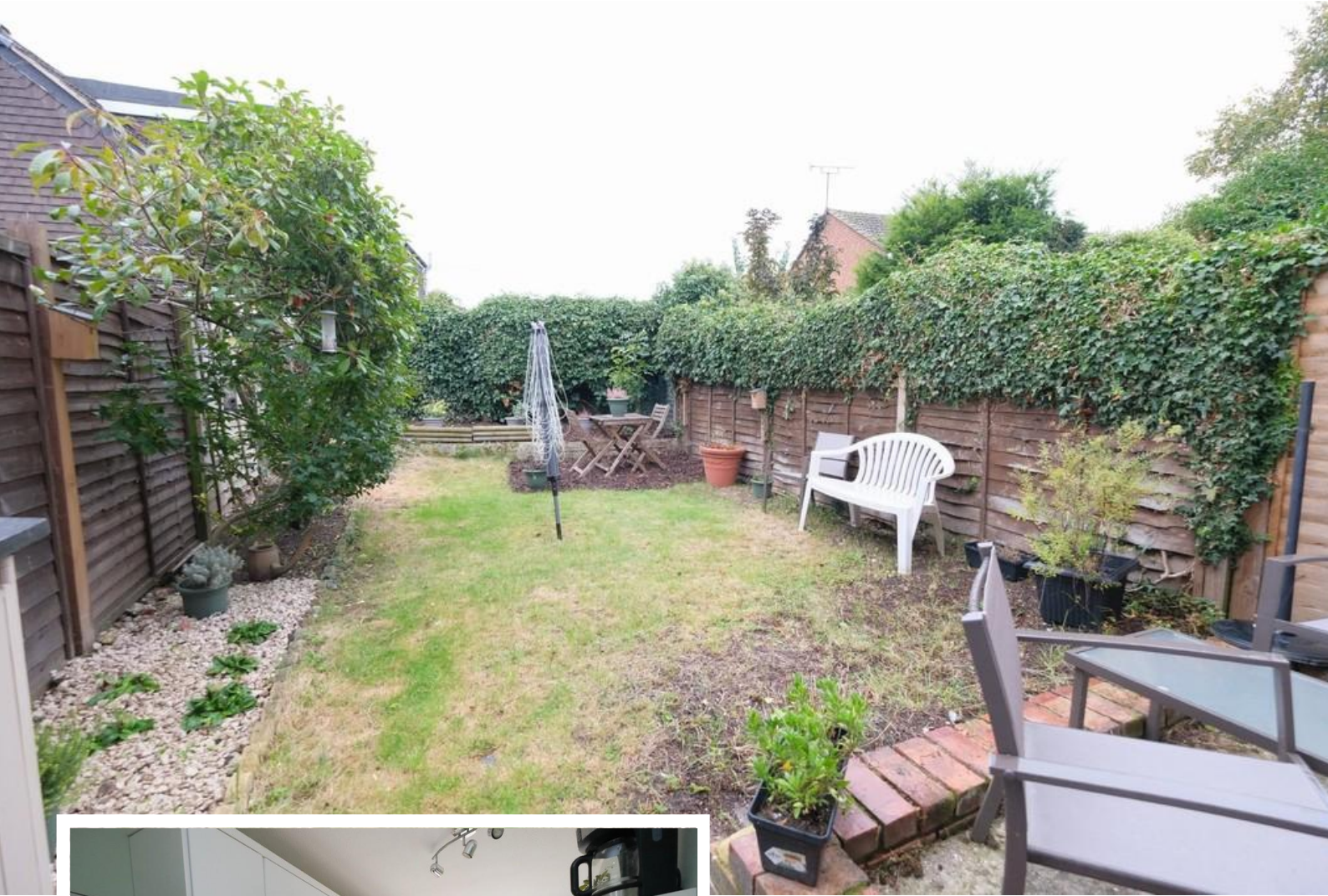


45 Taylor Close, Orpington, BR6 9UH

Asking Price: £270,000

- 1 Bedroom Ground Floor Flat
- Long Lease
- Close to Orpington & Chelsfield Stations
- Very Well Presented, Private Garden





Property Description

Thomas Brown Estates are delighted to offer this very well presented, larger style one bedroom purpose built ground floor flat with its own private garden, located within a highly desirable location in South Orpington. The property boasts a lease of approximately 958 years and very low maintenance charges. The accommodation on offer comprises: communal entrance hall, private entrance door, spacious living/dining area, modern fitted kitchen, double bedroom and a bathroom. The property also benefits from its own private garden (uniquely accessed via the modern fitted kitchen and bedroom) and an allocated parking space. Other benefits include double glazing and an electric heating system. Taylor 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 appreciate the additional benefits this property boasts over other properties on the development.



COMMUNAL ENTRANCE HALL

Wooden door to front, laminate wood effect flooring.

LOUNGE

18' 01" x 12' 0" (5.51m x 3.66m) (narrowing to 9'07")
Double glazed window to front, storage cupboard,
laminate wood effect flooring, electric heater.

KITCHEN

10' 0" x 5' 09" (3.05m x 1.75m) Range of matching
wall and base units with worktops over, stainless
steel sink and mixer tap, integrated oven/hob with
extractor over, space for fridge/freezer, plumbing for
washing machine, tiled splashbacks, double glazed
French doors to garden, laminate wood effect
flooring.

LOBBY

Two storage cupboards, laminate wood effect
flooring.

BEDROOM

11' 0" x 9' 07" (3.35m x 2.92m) Built in storage,
double glazed patio doors to garden, laminate wood
effect flooring, electric heater.

BATHROOM

Low level WC, wash hand basin, panel enclosed bath
with shower over, tiled walls, tiled flooring, heated
towel rail.



OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

32' 0" x 17' 0" (9.75m x 5.18m) (approx.) Patio area
with rest laid to lawn, outside tap, storage unit.

FRONT GARDEN

Paved.

DOUBLE GLAZING

ELECTRIC HEATING

ALLOCATED PARKING SPACE

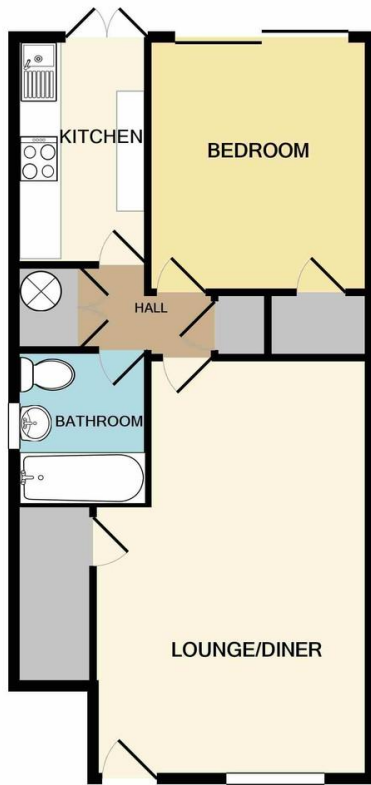
VERY GOOD CONDITION THROUGHOUT

COUNCIL TAX BAND: C

LEASEHOLD

958 years remaining.





TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 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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Other Information:

Council Tax Band: C

Construction: Standard

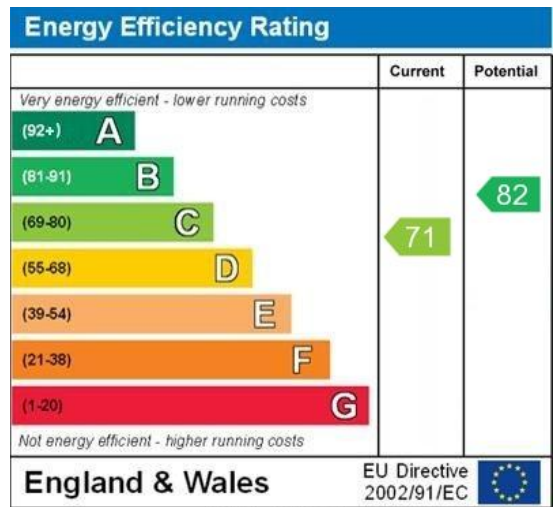
Tenure: Leasehold - 958 years remaining

****SERVICE CHARGE & GROUND RENT:**

Service charge: None - As advised by vendor.

Ground rent: £6.34PM (£76PA) - 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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