

# THOMAS BROWN

ESTATES



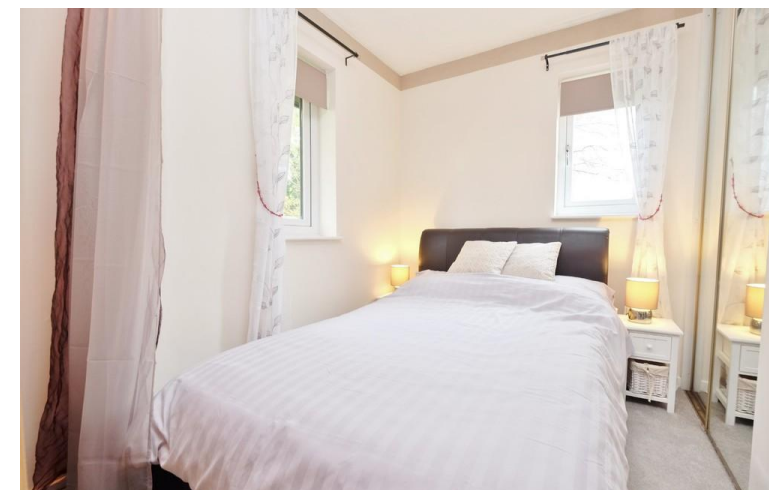
**28 York Rise, Orpington, BR6 8PR**

**Guide: £200,000-£210,000**

- First Floor Studio Apartment
- No Forward Chain
- Very Well Presented
- Allocated Parking Space & Communal Grounds







## Property Description

Thomas Brown Estates are delighted to offer this well presented, rare to the market modernised studio apartment with allocated parking, located on a no through road in a prime spot next to Orpington Station. This apartment would be ideal for a first time buyer and investors seeking a property to rent out with a strong yield. The property on offer comprises: communal entrance hall, private entrance hall, lounge which is semi-open plan to the bedroom with a fitted wardrobe, fitted kitchen and a bathroom. Externally the property benefits from an allocated parking space and communal grounds. York Rise is very well located for Orpington Station (less than a five minute walk), local schools & shops. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the quality of accommodation and unique location on offer.





#### COMMUNAL ENTRANCE

#### PRIVATE ENTRANCE HALL

Airing cupboard, carpet, electric radiator.

#### LOUNGE AREA

13' 0" x 13' 0" (3.96m x 3.96m) Double glazed window to side, carpet, electric radiator, open plan to:

#### BEDROOM AREA

6' 08" x 6' 08" (2.03m x 2.03m) Built in wardrobe, dual aspect double glazed windows, carpet.



#### KITCHEN

10' 11" x 6' 05" (3.33m x 1.96m) (measured into recess) Range of matching wall and base units with worktops over, stainless steel sink and mixer tap, freestanding oven and hob, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, double glazed window to rear, laminate flooring.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with Aqualisa power shower over, wall boards, vinyl flooring, heated towel rail, extractor fan.

#### OTHER BENEFITS INCLUDE:

#### ALLOCATED PARKING

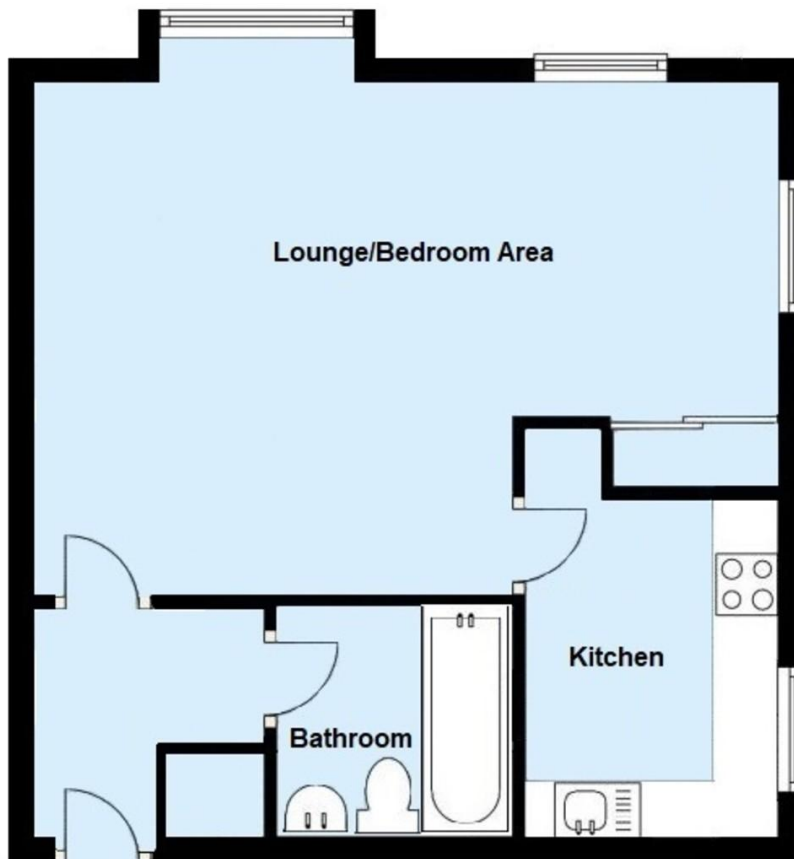
Second space in from bin shelter.

#### NO FORWARD CHAIN

#### DOUBLE GLAZING

#### VERY GOOD CONDITION THROUGHOUT



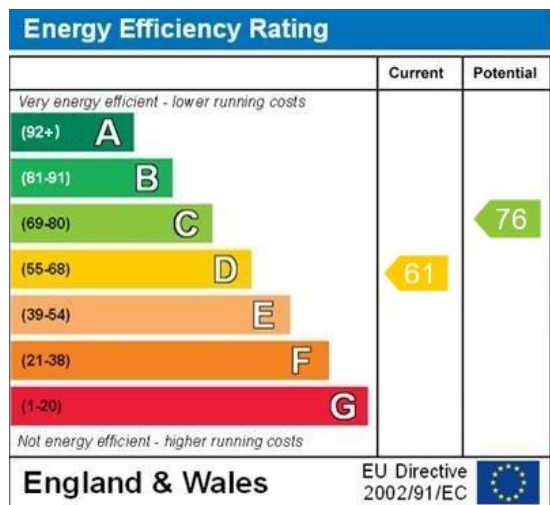


### Other Information:

**Council Tax Band:** B

**Construction:** Standard

**Tenure:** Leasehold



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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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