

# THOMAS BROWN

ESTATES



**144 Dyke Drive, Orpington, BR5 4LZ**

**Asking Price: £275,000**

- 2 Double Bedroom Second Floor Apartment
- Long Lease - 138 Years Remaining
- Well Located for Orpington High Street & Stations
- Garage En-Bloc & On Road Parking







## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, modernised and immaculately presented second floor (top 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 and ample on road parking for residents. Dyke Drive 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, storage cupboard, carpet.

#### LOUNGE/DINER

16' 0" x 14' 08" (4.88m x 4.47m) Double glazed window to rear, carpet, two storage heaters.

#### 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 induction hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring.



#### BEDROOM 1

11' 11" x 9' 10" (3.63m x 3m) Double glazed window to front, carpet, storage heater.

#### BEDROOM 2

11' 09" x 8' 06" (3.58m x 2.59m) Double glazed window to front, carpet, storage heater.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, vinyl flooring.



#### OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

GARAGE EN-BLOC

AMPLE ON ROAD PARKING

DOUBLE GLAZING

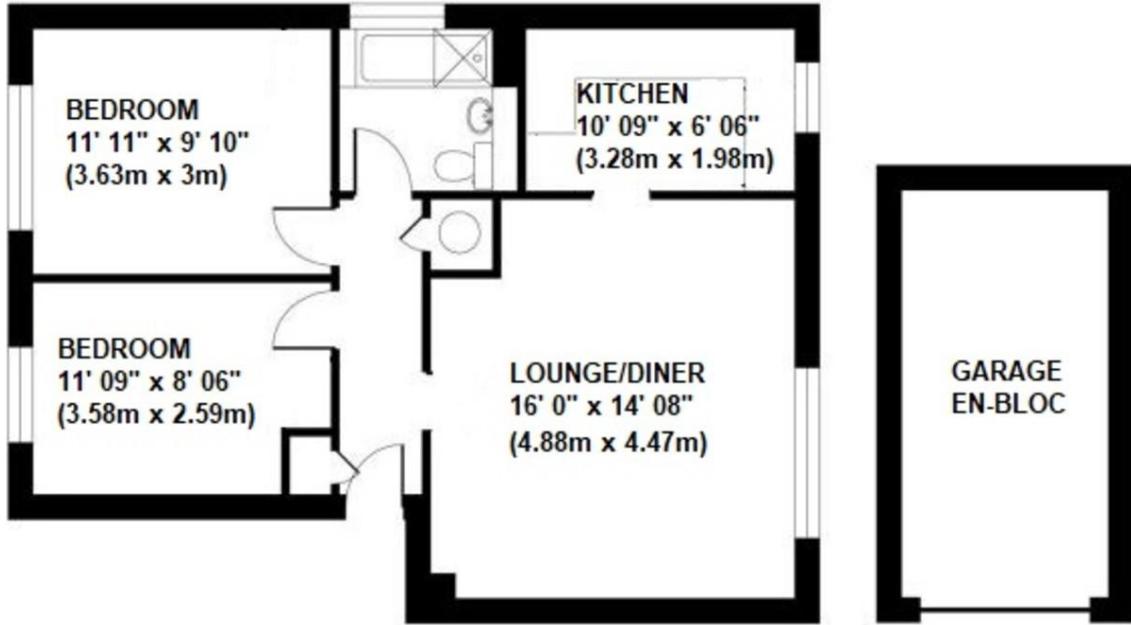
LEASEHOLD

138 years remaining.

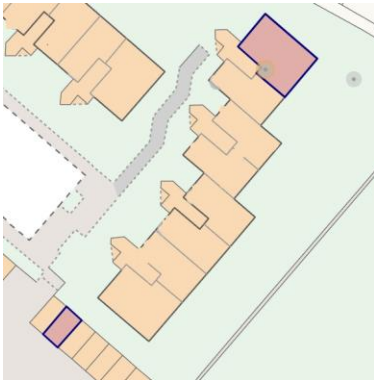




# SECOND FLOOR



This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 138 years remaining (approx.)**

**Service Charge & Ground Rent: £1063.40 PA (£88.62 PM) - As advised by vendor.**

**Insurance charge: £455.82 PA (£37.99 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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