

# THOMAS BROWN

ESTATES

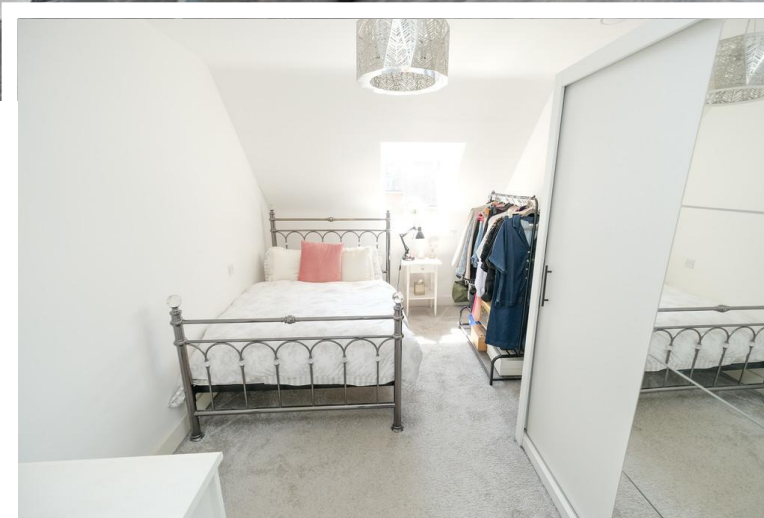


**Montague House, Orpington, BR6 7FH**

**Asking Price: £310,000**

- 1 Bedroom Top Floor Apartment
- Fantastic 26'10 Kitchen/Reception Room
- Highly Popular Gated Development
- Balcony, Allocated Parking Space





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented one bedroom second floor (top floor) apartment set in the highly popular London Square gated development. The property consists of a communal entrance with video entry phone, private entrance hall with a utility cupboard, double bedroom, a fantastic 26'10 kitchen/reception room with direct access to a covered balcony, and a modern family bathroom. The property benefits from a parking space and access to the immaculately kept communal grounds. The property is located close to Darrick Wood School, and is a short walk away from Starts Hill Road with a regular bus service to Orpington mainline station. Locksbottom shops, restaurants and cafes are approximately a half mile walk from the property. Internal viewing is highly recommended, please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of specification and development on offer.



#### COMMUNAL ENTRANCE

Video entry.

#### ENTRANCE HALL

Door to side, storage cupboard, utility cupboard with space for washing machine, laminate flooring, radiator.

#### LOUNGE/KITCHEN

26' 10" x 10' 11" (8.18m x 3.33m) Double glazed window, double glazed door to balcony, laminate flooring, radiator.



Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher.

#### BEDROOM

16' 02" x 9' 02" (4.93m x 2.79m) Double glazed window, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window, vinyl flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### EXTERNAL

Gated development, allocated parking space, communal grounds.

#### BALCONY

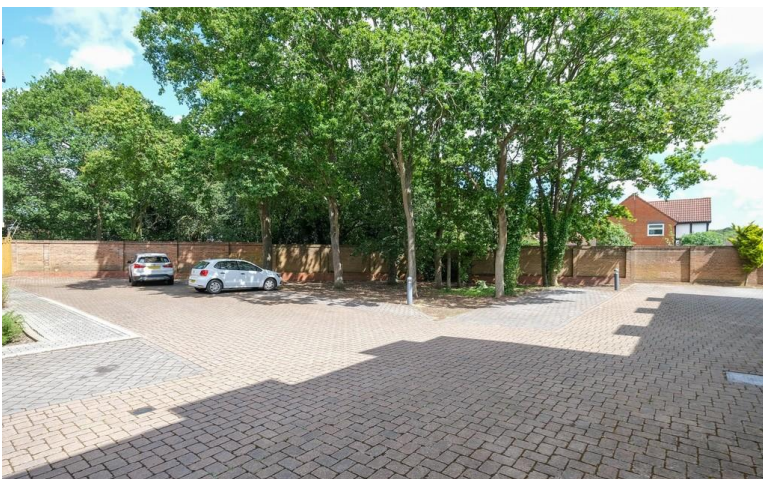
9' 08" x 5' 03" (2.95m x 1.6m) Covered.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### LEASEHOLD

142 years remaining

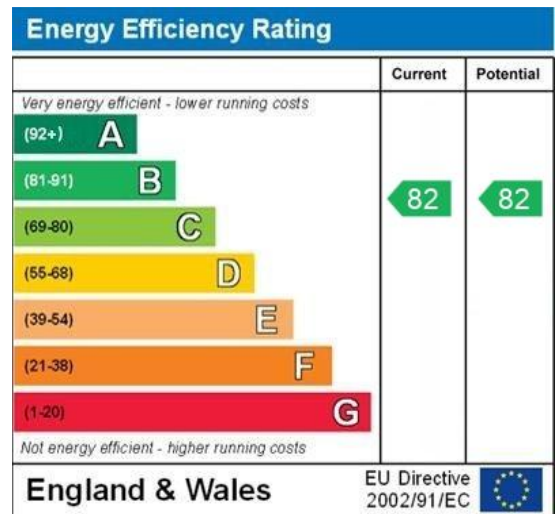
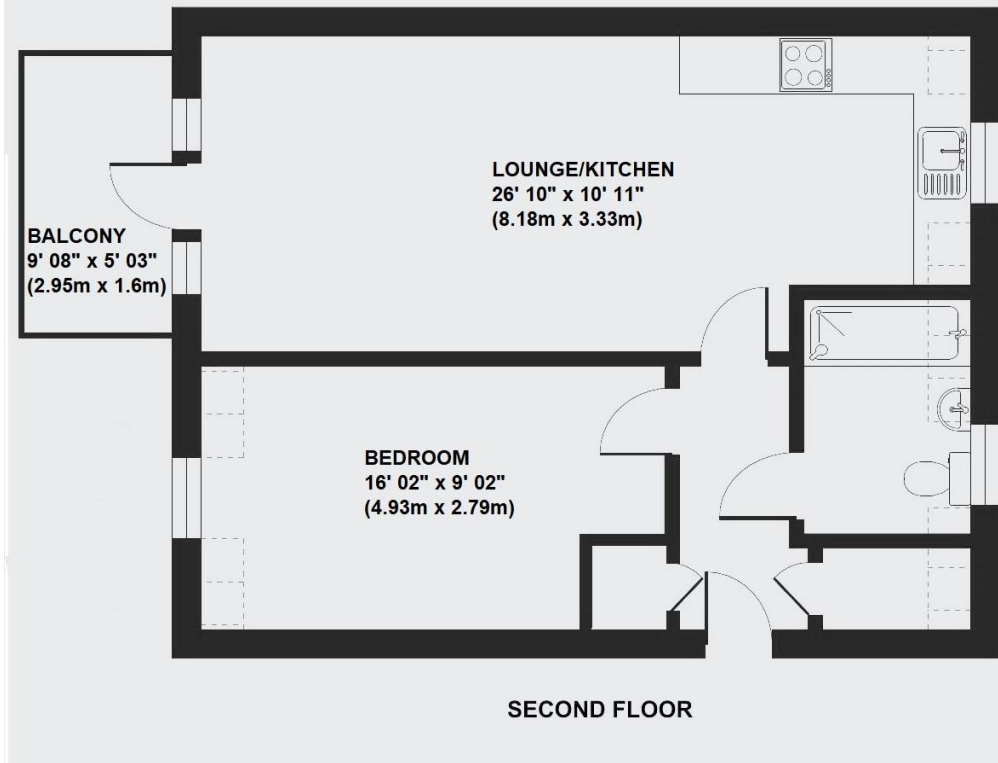


Approximate Area = 509 sq ft / 47.3 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 536 sq ft / 49.8 sq m

For identification only - Not to scale



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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Leasehold – 142 years remaining**

**Service Charge (inc. building insurance): £2000 PA (£166.66 PM) - As advised by vendor.**

**Ground Rent: £250 PA (£20.83 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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