

THOMAS BROWN

ESTATES



Flat 4 The Heritage, Orpington, BR6 0DJ

Asking Price: £225,000

- 1 Double Bedroom First Floor Apartment
- Walking Distance to Orpington High Street & Station
- No Forward Chain
- Spacious Lounge/Dining Room





Property Description

Thomas Brown Estates are delighted to offer this end of chain, double bedroom first floor balcony apartment, boasting a spacious lounge/dining room situated on the edge of the ever sought after 'Knoll' area, moments from Orpington High Street and easy walking distance to Orpington Station. This leasehold property comprises: communal entrance hall, private entrance hall, lounge/dining room, double bedroom, fitted kitchen and a family bathroom. Externally the property benefits from a balcony which is accessed from the lounge/dining room and parking for residents to the rear. The Heritage, Chislehurst Road is very well located for Orpington High Street and Station, local schools & shops. Internal viewing is highly recommended to appreciate the floor space and location on offer. Please call Thomas Brown Estates to arrange an appointment to view.





FRONT
Parking for residents.

COMMUNAL ENTRANCE

ENTRANCE HALL
Door, double glazed window to front, two storage cupboards, electric storage heater, carpet.

LOUNGE/DINING ROOM
18' 10" x 14' 0" (5.74m x 4.27m) Double glazed door to balcony, double glazed window to front, electric storage heater, carpet.



KITCHEN
10' 06" x 6' 11" (3.2m x 2.11m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to front, tiled flooring.

BEDROOM
13' 05" x 12' 04" (4.09m x 3.76m) Built in wardrobes, double glazed window to rear, electric storage heater, carpet.

BATHROOM
Low level WC, wash hand basin, bath with shower over, part tiled walls, vinyl flooring.



BALCONY
7' 04" x 5' 05" (2.24m x 1.65m)

OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

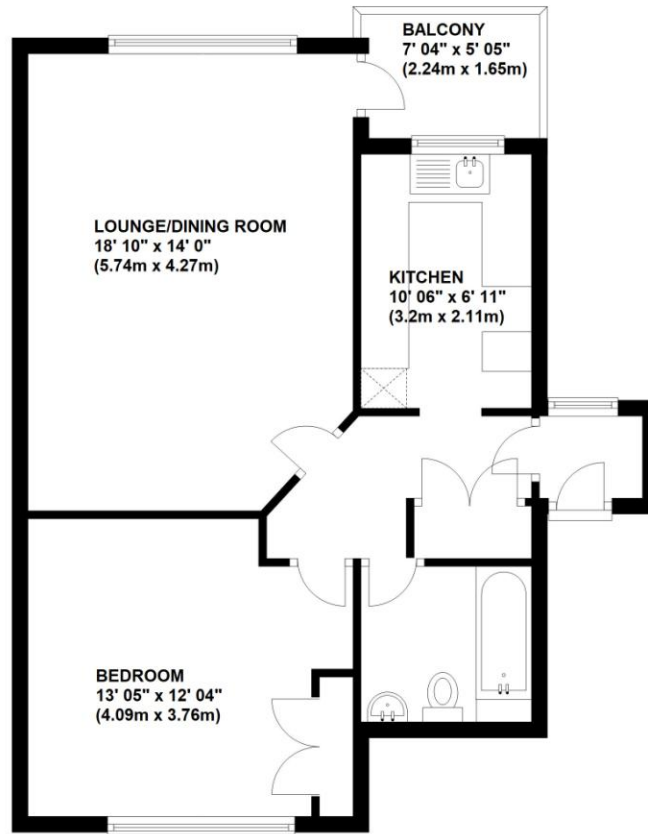
NO FORWARD CHAIN

LEASEHOLD
86 years remaining.

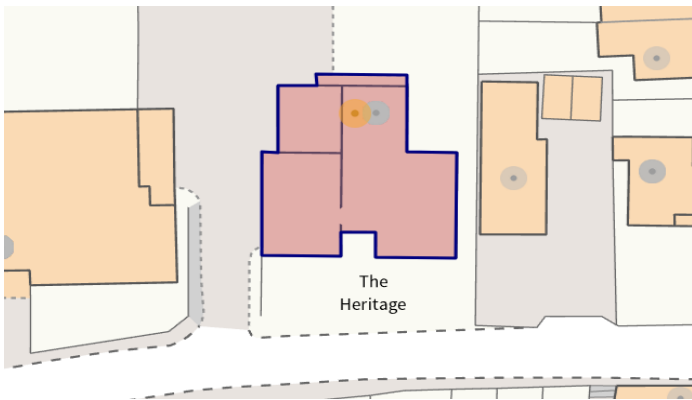


1st Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: B

Tenure: Leasehold – 86 years remaining.

Service Charge: Circa £165 PA (£13.75 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.83 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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