

THOMAS BROWN

ESTATES



8a Southcroft Road, Orpington, BR6 9QQ

Asking Price: £375,000

- 2 Double Bedroom First Floor Maisonette
- Long Lease - 112 Years Remaining
- Well Located for Local Schools & Orpington Station
- Private garden, On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious (842 sqft), modernised two double bedroom first floor maisonette boasting a longer lease of 112 years, private garden, kitchen/breakfast room and walking distance to Orpington Station and High Street. The accommodation on offer comprises: entrance hall and stairs, spacious lounge, kitchen/breakfast room, two double bedrooms and a shower room. Externally there is a private rear garden and on road parking. Southcroft Road is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is highly recommended to fully appreciate the quality of location and specification on offer- please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Composite door to side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

HALL

Storage cupboard, carpet, covered radiator.

LOUNGE

15' 09" x 12' 08" (4.8m x 3.86m) Double glazed window to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM

10' 11" x 10' 08" (3.33m x 3.25m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed window to side and rear, tile effect flooring, radiator.



BEDROOM 1

15' 06" x 10' 11" (4.72m x 3.33m) Fitted wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 11" x 10' 03" (3.63m x 3.12m) (measured to front of wardrobes) Fitted wardrobe, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

PRIVATE GARDEN

28' 07" x 18' 08" (8.71m x 5.69m) Low maintenance, decked area, gravel.

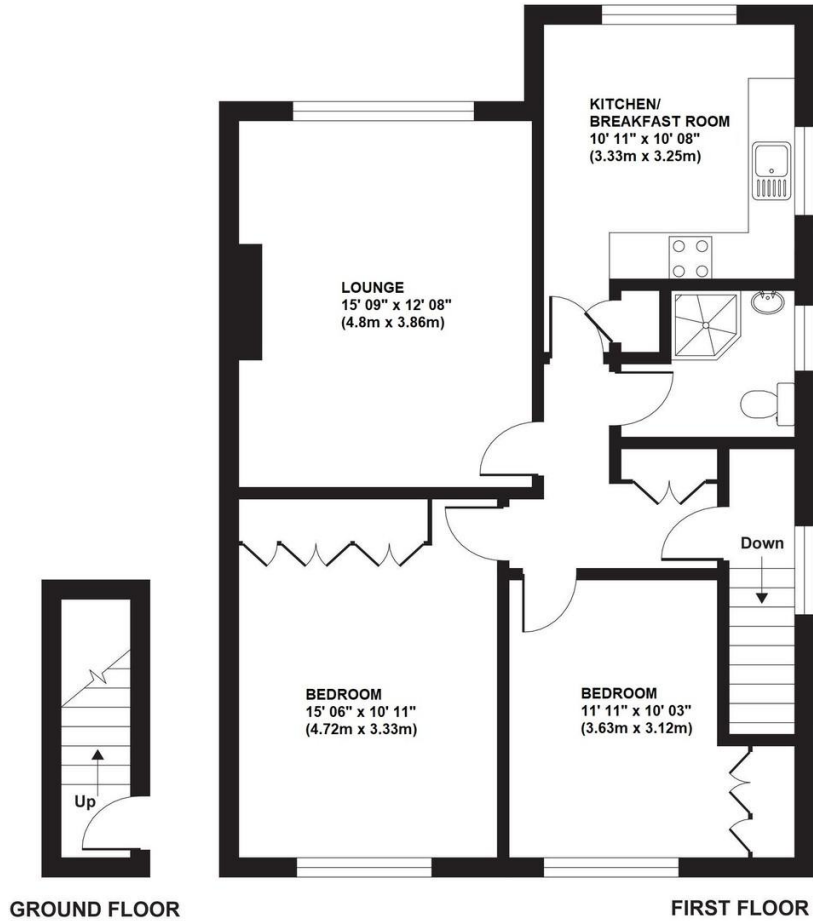
ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASEHOLD

112 years remaining.



This plan is for illustration purpose only - not to scale



| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (55-68) D | | |
| (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: D

Tenure: Leasehold – 112 years remaining

Maintenance Charges: As and when required - As advised by vendor.

Ground Rent: £150 PA (£12.50 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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