



## 36 Bramley Court, Orchard Grove, Orpington, Kent, BR6 0AT

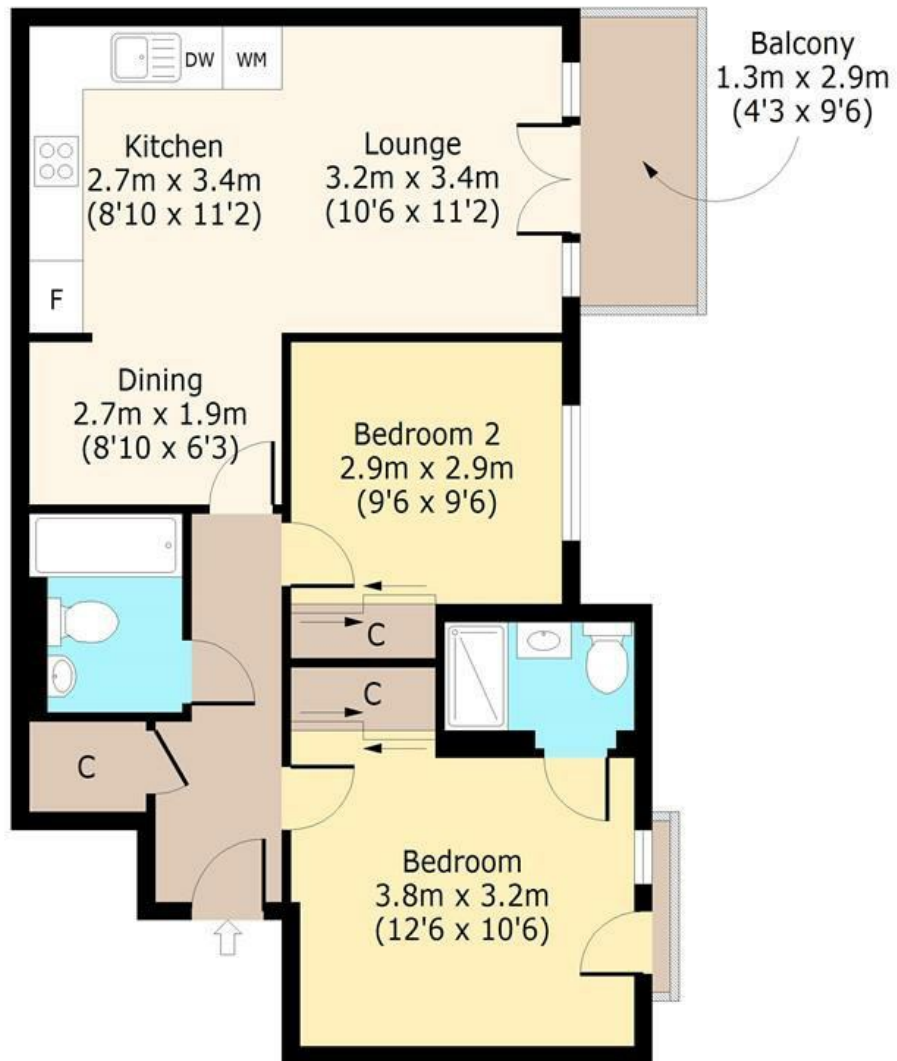
A stunning 2 bed 2 bathroom top floor (third) purpose built flat which forms part of this modern gated development. Balcony, parking space, bike store, convenient for High street and shops. NO CHAIN

- 2 double bedrooms
- En-suite shower room
- Family bathroom
- Luxury open plan living/kitchen with separate dining area.
- Balcony
- Convenient location
- Double glazing
- Bike store
- Electric radiators
- No chain

**£390,000**

## Third Floor

Approx. 64.2 sq. meters  
(691 sq. feet)



Total area: approx. 64.2 sq. meters (691 sq. feet) (Excluding Balcony)  
 Total area: approx. 68.0 sq. meters (732 sq. feet) (Including Balcony)  
 For illustration purposes only - not to scale

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