



Wellbrook Road, Orpington, Kent, BR6 7AB

£300,000 Share of Freehold



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## £300,000 Share of Freehold



### Property Description

So many reasons to view this maisonette..... Share of Freehold with approximately 943 years remaining on the lease, peppercorn ground rent, and no service charge; and with it's own private entrance; own garden; and detached garage and parking. Offered to the market with the added advantage of no forward chain, this first floor maisonette offers great potential as a buy-to-let investment, or as a first time buy, and is just a short walk of The Princess Royal University Hospital, and Darrick Wood School, as well as Sainsbury's and Lidl supermarkets and a local doctors' surgery. Both Locksbottom and Farnborough villages with their respective selection of shops, restaurants, pubs and coffee shops are within walking distance, too, as is a selection of bus routes serving a number of destinations including Orpington High Street, Orpington mainline station, and Bromley High Street and Bromley South railway station. Located on an open corner plot, at the start of a pedestrianised pathway, accommodation includes two bedrooms, bright, spacious lounge, double aspect kitchen, and bathroom. There is also a large boarded loft area with light, via retractable ladder. Outside, is a detached garage (with personal door onto the garden), and a private area of garden backing approximately west with it's own gate leading to additional parking. Viewing is highly recommended in order to appreciate all that this home has to offer.

### Private Entrance / Porch

Private double glazed frosted entrance door to front. Double glazed window to side. Cupboard housing electric meter. Staircase leading to the first floor. Immediately by the front door, outside, there is an external water tap.

### First Floor Landing

With double glazed window to side. Hatch giving access to boarded loft with light, via retractable ladder. Dimplex Duo electric night storage heater. Double stored storage cupboard with additional cupboard above. Airing cupboard housing hot water cylinder.

### Lounge

14'0" x 10'0" (4.27m x 3.05m)

Large double glazed window to front. Dimplex Duo electric night storage heater. Coving to ceiling.

### Kitchen

10'0" x 7'0" (3.05m x 2.13m)

A bright, double aspect kitchen with double glazed window to the side, and to the rear overlooking the rear garden. Fitted with a selection of white wall, base and drawer unit with colour coordinated work tops. Inset stainless steel single bowl, single drainer sink unit with mixer tap over. Space and plumbing for washing machine. Space for dishwasher. Electric cooker point and space for slot-in electric cooker. Space for upright fridge/freezer.

### Bedroom 1

13'9" x 10'0" (4.19m x 3.05m)

Double glazed window to rear. Dimplex Duo electric night storage heater. Coving to ceiling.

### Bedroom 2

10'9" x 7'10" max (6'9" min) (3.28m x 2.39m max (2.06m min) )

Double glazed window to front. Dimplex Duo electric night storage heater. Coving to ceiling. Built-in cupboard with additional cupboard above.

### Bathroom

Fitted with a white suite comprising:- panel bath with mixer tap, and with separate electric shower unit over; pedestal wash hand basin; and low level WC. Partly tiled walls. Double glazed frosted window to side. Heated towel rail. Wall mounted Dimplex electric fan heater.

### Own Rear Garden

Accessed via shared gate with the ground floor maisonette to the side, plus private gate at the rear of the property leading to parking area with the ground floor maisonette. Being partly walled. Mainly laid to lawn, with borders. Approximately backing west.

### Detached Garage

With up and over door to front, and personal door leading directly onto the rear garden.

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser and/or their solicitor prior to Exchange of Contracts-

Council Tax Band: "C"  
EPC Rating: "C"  
Total Square Meters: Approx. 52  
Total Square Feet: Approx. 559

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

### LEASE DETAILS & CHARGES:

The property benefits from a Share Of Freehold, with peppercorn Ground Rent.  
Lease Term: Approximately 943 years remaining (999 years from 25/3/1968)

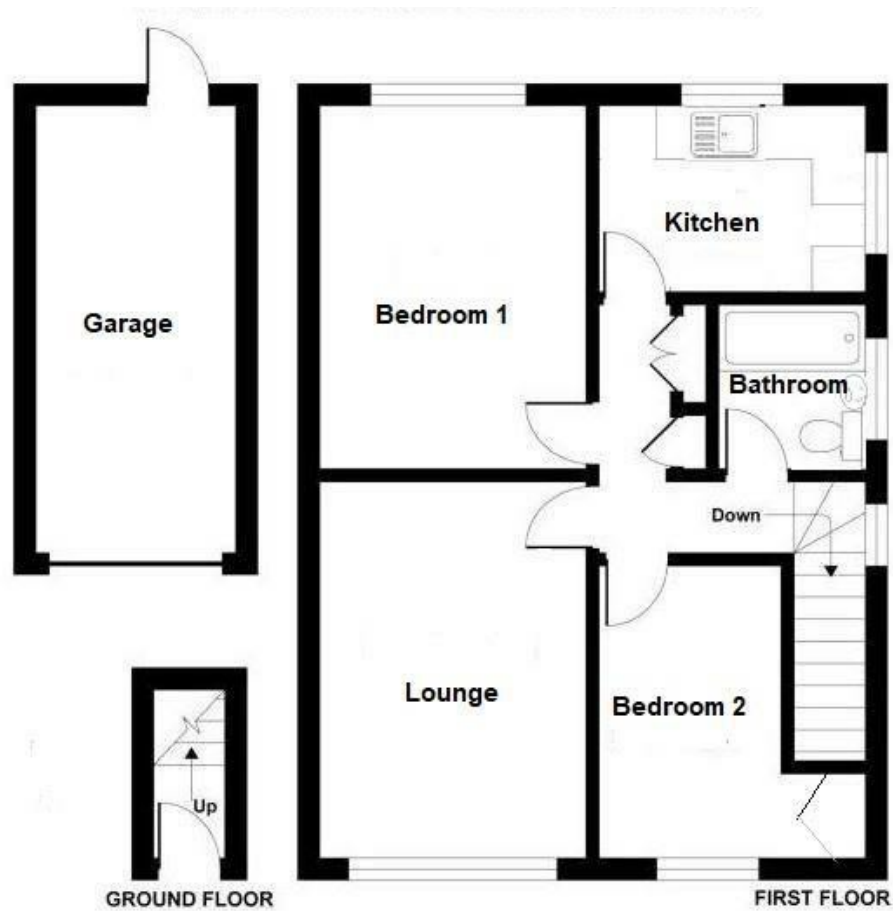
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In accordance with the Estate Agents Act 1979 , and the Provision of Information Regulations 1991, we point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that Act.





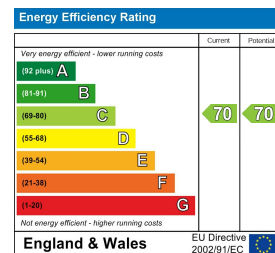
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.