



## St Anthony's Court, 20 Fairbank Avenue, Orpington, BR6 8LG

Nestled in the charming area of Fairbank Avenue, Orpington, this delightful first-floor flat offers a perfect blend of comfort and convenience. Built in 1970, the property has been well-maintained, ensuring a welcoming atmosphere for its future occupants.

The flat features a spacious reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or professionals seeking a comfortable living environment. The bathroom is thoughtfully designed, catering to all your daily needs.

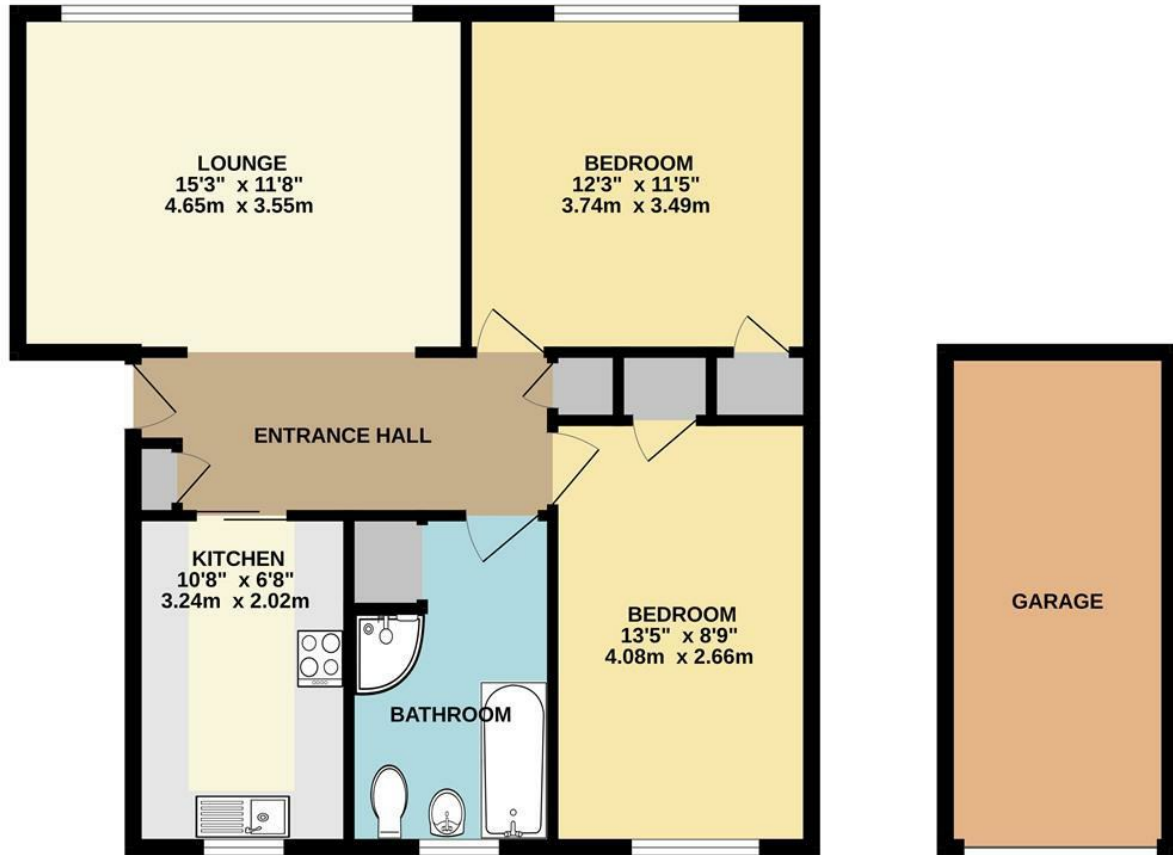
The well-maintained grounds surrounding the flat enhance the overall appeal, providing a pleasant outdoor space to enjoy.

Situated in a great location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it an ideal choice for those seeking a balanced lifestyle. This flat presents an excellent opportunity for first-time buyers. Don't miss the chance to make this lovely property your new home.

- 2 Bedroom first floor apartment
- Modern throughout
- Splendid grounds
- Share of freehold
- Garage
- Superb location
- Close to array of shops and public houses
- Plenty of public transport near by
- Council Tax D
- EPC-C

**£360,000**

FIRST FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	