



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

£340,000  
Leasehold - Share of Freehold



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### Description

Offered to the market with the advantage of no onward chain, and a share of freehold (approx. 939 years remaining on the lease), this first floor apartment forms part of the highly sought-after St Anthony's Court, in Crofton Heath. Surrounded by well maintained communal gardens which back onto woodland, the flat comprises: a spacious hallway, a bright lounge with large picture window, two double bedrooms with built-in cupboards, a kitchen, and a contemporary style bathroom that was refitted in 2023. The apartment also benefits from up-dated double glazing (installed in 2018) and gas fired radiator central heating with a combination boiler. There is a garage-en-bloc. Close to bus routes, Orpington mainline station, with it's fast and frequent service to London, is also accessible.

### Communal Entrance

Communal hallway, and with a staircase leading to all floors.

### Hallway

A good sized, and bright, hallway with Flemish glazed windows allowing light from both the back and the front of the property. Entrance door. Cloaks cupboard housing gas meter.

### Inner Hallway

Large linen cupboard (original airing cupboard). Additional built-in storage cupboard.

### Lounge

15'4" x 11'9" max (4.67m x 3.58m max)

A lovely bright room, with large double glazed picture window to the front. Single panel radiator. With Flemish glazed double doors from the Hallway.

### Kitchen

10'2" x 7'0" max (3.10m x 2.13m max)

Fitted with a range of wall, base and drawer units with colour coordinated worksurfaces. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Under cabinet lighting. Fully tiled walls. Cupboard housing Glow Worm gas fired combination central heating boiler. Space for slot in cooker with gas point. Space for washing machine with plumbing. Additional appliance space. Double glazed window to the rear overlooking the communal grounds.

### Bedroom 1

12'0" x 11'5" max (3.66m x 3.48m max)

Large double glazed picture window to the front, and with single panel radiator beneath. Deep built-in hanging cupboard. Additional range of fitted wardrobes to one wall, together with arched display and shelving.

### Bedroom 2 / Dining Room

13'3" x 8'8" max (4.04m x 2.64m max)

Large double glazed picture window to the rear overlooking the lovely communal grounds, and with single panel radiator beneath. Deep built-in cupboard.

### Bathroom

Refitted in 2023, with a contemporary style white suite comprising:- panel bath with separate shower unit over, and shower screen; vanity wash hand basin with drawer unit beneath; and low level WC. Single panel radiator. Electric heated towel rail. Wall mounted "Dimplex" heater. Double glazed obscure glazed window to the rear. Fully tiled walls.



### Communal Grounds

Beautiful landscaped gardens surround the blocks of apartments, and back onto woodland.

### Garage-en-Bloc

The block of garages have recently benefitted from a repaired/replaced roof. Up-and-over door to front.

### Lease Details & Charges

The following information has been provided by the seller, and should be verified by a purchaser prior to exchange of contracts-

- The lease length was 999 years from March 1965 (Approx. 939 years remaining)
  - Ground Rent - £25 annually (September)
  - Service Charge - £130 monthly
- \*\*Please note these charges may be subject to reviews and this should be verified.**

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

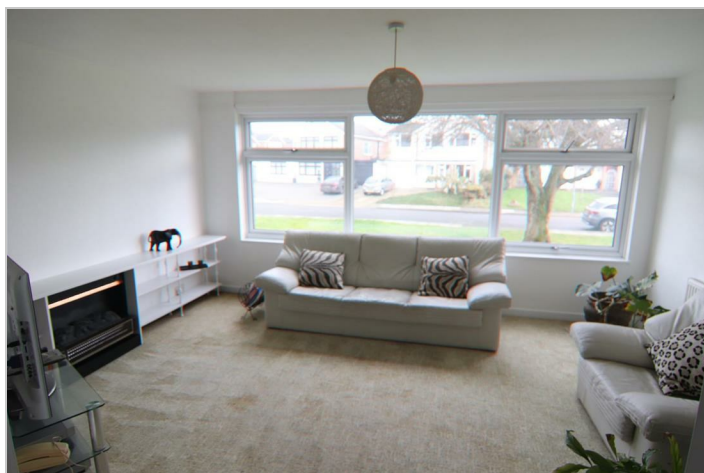
Council Tax Band: "D"

EPC Rating: "C"

Total Square Meters: Approx. 65

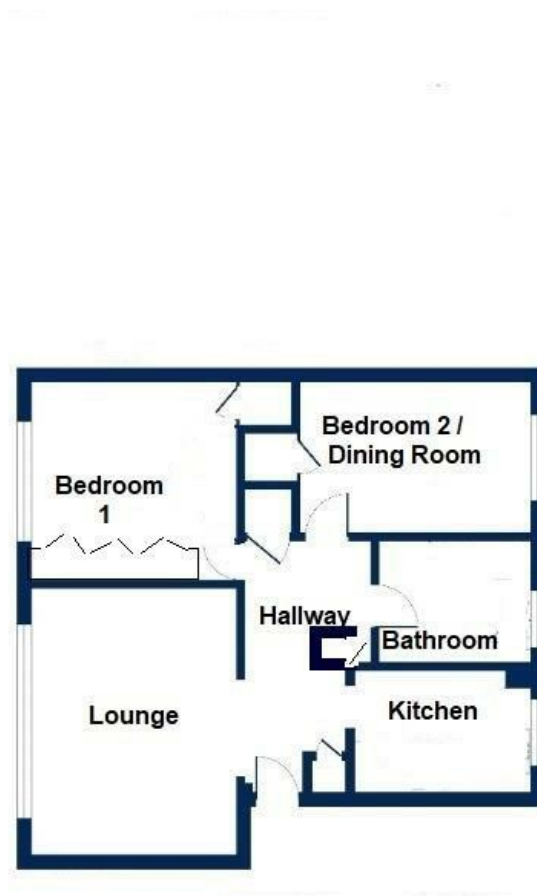
Total Square Feet: Approx. 699

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.





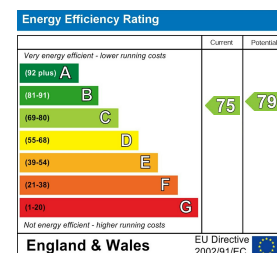
## Floor Plan



## 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.