



19 Bramley Court

Orchard Grove, Orpington, BR6 0AT

Price Guide £350,000 to £375,000
Leasehold



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Description

Guide Price £350,000 to £375,000 A two bedroom top floor flat (3rd) which forms part of this modern gated development within a walking distance of Orpington High Street and Station. The property comprises 2 double bedrooms, the main bedroom has fitted wardrobes and en suite shower room. There is also a lovely bathroom and a well equipped kitchen which is open plan to the lounge and has a private balcony. It has newly laid carpets where fitted and benefits from gas central heating with radiators and an entry phone system. Outside there is an allocated parking space, a bike store and a very useful double size lock up.

Communal Entrance

Hall

Lounge & Kitchen

18 x 12'10 (5.49m x 3.91m)

Range of matching wall and base units cupboard housing boiler, built in washing machine, fridge freezer, dishwasher, oven hob and extractor fan. Two radiators, shelving, door to balcony

Bedroom 1

14 x 9 (4.27m x 2.74m)

Range of mirror fronted wardrobes, radiator, door with Juliette balcony

En Suite

Enclosed shower with panels and electric shower, toilet, wash hand basin heated towel rail.

Bedroom 2

11'7 x 8'9 (3.53m x 2.67m)

Double glazed window, radiator.

Bathroom

White suite with panelled bath, mixer taps, toilet, wash hand basin, tiled walls, heated towel rail

Agents Note

Lease Details & Charges - The following information has been provided by the seller. Please note any charges may be subject to reviews and should be verified by your solicitor prior to exchange of contracts- .

Lease length - 125 years from 1 February 2009

Ground Rent - Approximately £250.00

Service Charge – Approximately £2524.46

Review Date Of Charges:- TBC

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: 69.5 m2

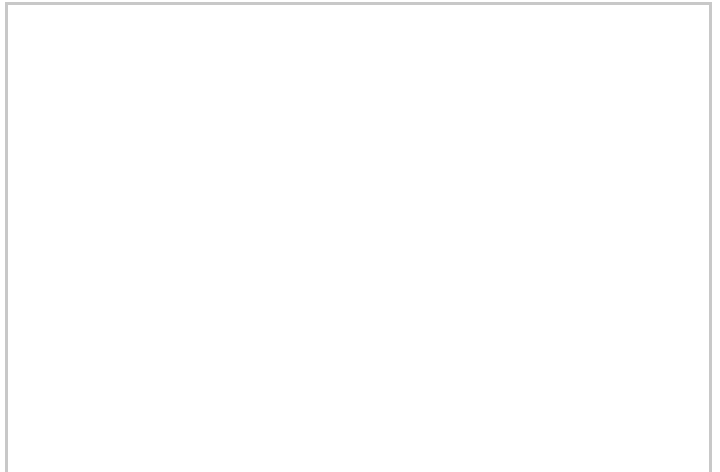
Total Square Feet: 748

Viewing by strict appointment with Edmund Orpington or via email

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

Outside

Communal gardens, bike store. Self contained double lock up for storage.



Road Map



Hybrid Map



Terrain Map



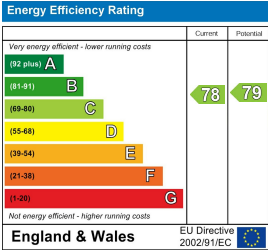
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or 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 firms employment has the authority to make or give any representation or warranty in respect of the property.