



Darrick Wood House, Lovibonds Avenue, Orpington, Kent, BR6 8EL

Guide Price £450,000 - £475,000
Leasehold - Share of Freehold



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Property Description

Guide Price: £450,000-£475,000. An imposing, and particularly spacious, two bedroom ground floor apartment - with share of Freehold - forming part of this striking converted Victorian mansion surrounded by communal grounds. Originally built in about 1890, as one would expect, this beautiful residence holds a great deal of local history and retains many of its original character features, such as high ceilings, etc. This particular apartment - one of eleven within the house- is presented in a contemporary style and boasts accommodation spanning an impressive 1067 square feet (just under 100 square meters)), and all the windows benefit from attractive internal blinds and shutters. There is an elegant living room with large sash windows overlooking the gardens, as well as a feature fireplace; a modern fitted kitchen; a master bedroom with an en-suite dressing room - or perhaps an office depending on your needs; and a second bedroom with an array of fitted wardrobes. Additionally, there is a superb four piece bathroom suite with a bath plus a separate shower cubicle. The aforementioned gardens wrap around the property, and there is residents' parking. Darrick Wood House occupies a most sought-after setting, set down a private drive away from the road. Orpington mainline station with a fast and frequent service to London is within walking distance, as are highly regarded schools including Darrick Wood, Newstead Wood, and Crofton. Located close to Darrick Woods and Tugmutton Common, there are some excellent walks and recreational facilities nearby. Darrick Wood Swimming Pool, and the sports centre within the grounds of Darrick Wood School are both within easy walking distance. Orpington High Street with a

vast array of shops, coffee shops, restaurants, gyms, and the Odeon Cinema complex is just over a mile distant. Various bus routes are close by, serving numerous destinations, and the property is also but a short walk to Locksbottom with its two supermarkets, shops, coffee shops, and three pubs. This is the ideal opportunity for a discerning purchaser to acquire that property which is a little bit special in a highly convenient location. Offered with the advantage of no onward chain, viewing comes highly recommended.

Communal Entrance

Entrance Hall

Living Room

17'10" x 15'11" max (5.44m x 4.85m max)

Kitchen

15'1" x 8'3" (4.60m x 2.51m)

Bedroom 1

13'1" x 11'9" max (0.30m x 0.94m x 3.58m max)

En-Suite Dressing Room / Office

Bedroom 2

12'2" x 10'9" (3.71m x 3.28m)

Bathroom

Communal Grounds & Residents' Parking

Lease Information & Charges

Lease Start Date: 26/11/2014

Lease End Date: 29/09/3012

Lease Term: 999 years from 29 September 2013

Lease Term Remaining: Approximately 986 years
The seller advises that the current charge is approximately £200 pcm.

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: "C"

EPC Rating: "C"

Total Square Meters: Approximately 99.1

Total Square Feet: Approximately 1067

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

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





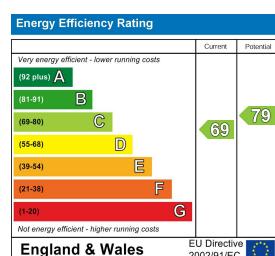
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk 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.