EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK



Bramley Court,Orchard Grove, Orpington, Kent, BR6 0AT

£350,000 Leasehold

2 2 1





Bramley Court, Orchard Grove, Orpington, Kent, BR6 0AT

£350,000 Leasehold





Property Description
Perfectly located for the mainline station, and town centre, this ground floor flat forms part of this modern gated development consisting of luxury style houses and apartments. Set at the rear of the block, the accommodation comprises: a welcoming communal entrance foyer with entryphone system; private entrance vestibule and hallway; lounge with west-facing balcony, and an open-plan modern kitchen; 2 double bedrooms (both with fitted wardrobes); an en-suite shower room to the master bedroom; and a family bathroom. Benefits include gas central heating with radiators, double glazing and an entry-phone system. Outside there is an allocated parking space and communal grounds. Viewing comes highly recommended.

Communal Entrance Foyer
A spacious welcoming entrance. Entryphone system. Individual mailboxes for each apartment within the block. Staircase and lift to all floors.

Entry Vestibule
Providing direct access solely to this apartment.

Entrance Hall
Entryphone system. Radiator. Large walk-in cupboard.

Open Plan Lounge & Kitchen
19'5" x 12'5" (5.94m x 3.81m)
Lounge Area-
Two radiators. Double glazed patio doors and adjacent windows - all with blinds - onto the balcony.

Kitchen Area-
Fitted with a matching range of wall, base and drawer units, and contrasting worktops and up-ends . Inset sink and drainer unit. Spot lights plus under cabinet lighting. Integrated oven and hob with extractor fan above. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing wall mounted gas fired central heating boiler.

Private Balcony
Being approximately West facing.

Bedroom 1
12'2" x 10'11" (3.73m x 3.35m)
Double glazed window to rear. Radiator. Fitted wardrobe within recess with mirror fronted sliding doors. Door to:-

En-Suite Shower Room
Comprising a fully tiled shower cubicle; low level close coupled WC; and 'floating' wash hand basin. Extractor fan. Heated towel rail. Partly tiled walls.

Bedroom 2
9'6" x 8'11" (2.9m x 2.74m)
Double glazed window to rear, with radiator beneath. Fitted wardrobe within recess with mirror fronted sliding doors.

Bathroom
Fitted with a white suite comprising: panel bath with mixer taps and shower attachment; low level close coupled WC; and 'floating' wash hand basin. Heated towel rail. Extractor fan. Partly tiled walls.

Communal Grounds
Surrounding the blocks of flats and adjacent houses within this gated development.

Allocated Parking
One allocated parking space, located via the gates, and at the rear of the block of flats.

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 - Approximately 107 years remaining
Ground Rent - Approximately £250-00 per annum
Service Charge – Approximately £2524-46 per annum

Agents 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: TBA
Total Square Meters: Approximately 62
Total Square Feet: Approximately 667

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.





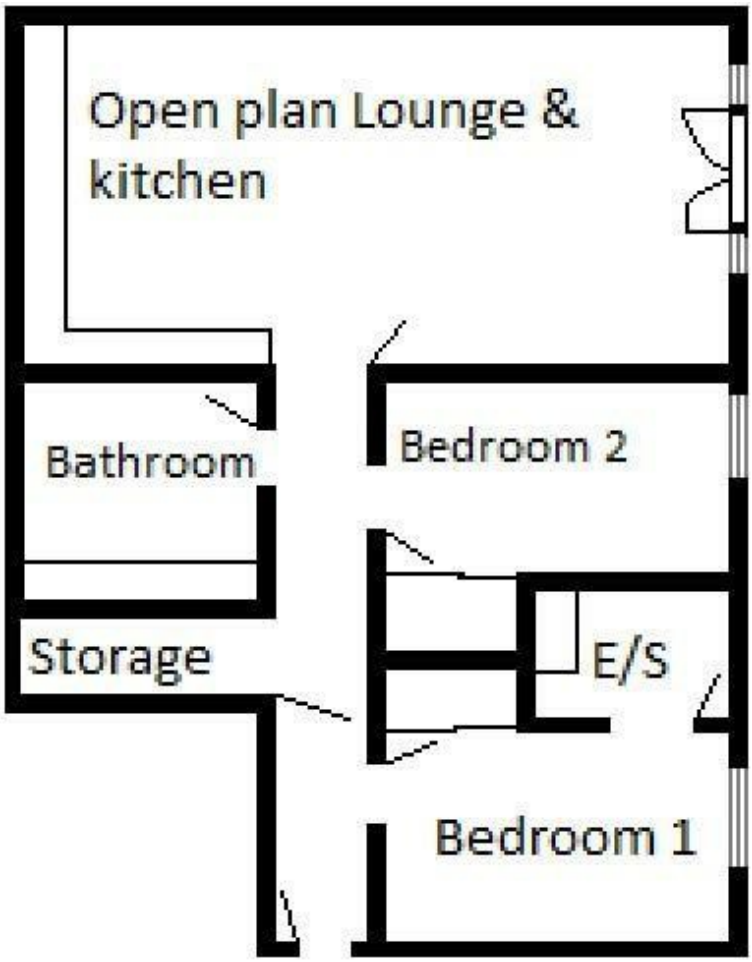








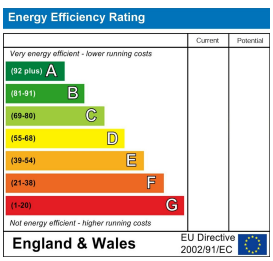
Floor Plan



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.

352 High Street, Orpington, Kent, BR6 0NQ
Tel: 01689 821904 Email: orpington@edmund.co.uk https://www.edmund.co.uk/