



Tanglewood Court, Brantwood Way, Orpington, Kent, BR5 3WA



£225,000 Leasehold

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Tanglewood Court,

Brantwood Way, Orpington, BR5 3WA

A superb one double bedroom first floor flat with Juliet balcony situated in a modern development set back from the road. The property is conveniently situated for St Mary Cray Station & local shops.

Property Features

- Central Heating & Double Glazing
- 19ft Lounge/Dining Room
- Modern Kitchen
- Approx 989 Year Lease
- Allocated Parking Space
- Communal Gardens
- Council Tax: C
- EPC Rating: C



Interior

Communal Entrance: With security door to front. Stairs to first floor.

Private Entrance Hall: Entry phone system. Storage cupboard, radiator and wood laminate flooring. Access to private loft space which is partially boarded.

Lounge/Dining Room: 5.8m x 3.5m (19' x 11'6") A spacious reception room with double glazed sliding patio door opening onto a Juliet balcony. Space for table & chairs. Radiator and wood laminate flooring.

Kitchen: 3.45m x 2.26m (11'4" x 7'5") Fitted with a matching range of wall and base units with work surfaces. Integrated oven and gas hob. Space for washing machine and fridge freezer. Sink unit & drainer. Double glazed window to side.

Bedroom: 3.76m x 2.9m (12'4" x 9'6") Double glazed window overlooking the communal gardens, radiator and wood laminate flooring.

Bathroom: Fitted with a modern three piece suite comprising a panelled bath, wall hung wash hand basin and wc with concealed cistern.

Exterior

Communal Gardens:

Allocated Parking Space:

First Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 53.7 sq. metres (577.7 sq. feet)

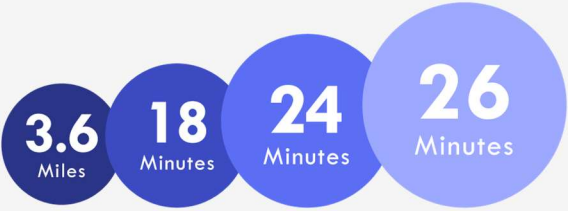
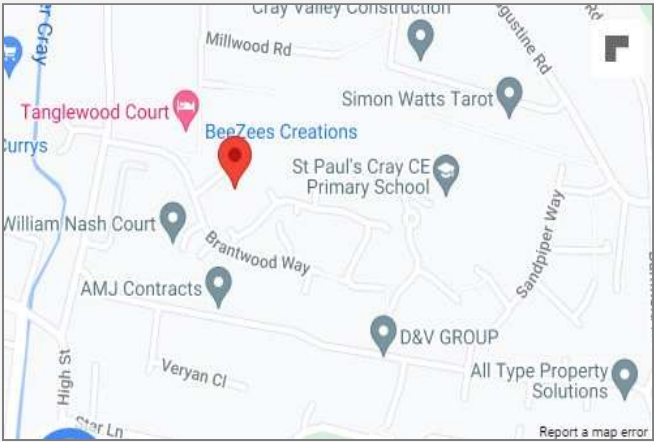
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp





Property Location

Brantwood Way, Orpington, Kent, BR5 3WA



M25 Junction 4 Orpington to London Bridge St Mary Cray to Victoria Orpington to Charing Cross

*All distances from branch postcode. Train time from the nearest station.

Leasehold Information

- Original Lease Term: 999 Years
- Unexpired Lease: Approx 989 years
- Current Ground Rent: Peppercorn
- Next Ground Rent review date: Tbc
- Current Service Charge: Approx £140.00 per month

Please note these charges may be subject to reviews and should be verified by your solicitor.

Additional Information

Tanglewood Court is conveniently located for St Mary Cray Station that has links to London Victoria taking approximately 20 minutes as well as local bus routes, various schools and Nugent Park Shopping Centre.

FOR MORE INFORMATION CONTACT US TODAY.

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