



Wood Martyn Court, Augustus Lane, Orpington, Kent, BR6 0SS

 2  1  1 £295,000 Leasehold

ROBINSON-JACKSON
Our service will *move* you

Wood Martyn Court,
Augustus Lane, Orpington, BR6 0SS

Robinson Jackson are delighted to present this top floor two double bedroom apartment located in the heart of Orpington. The property is situated within walking distance to Orpington Mainline Station.

Property Features

- Central Heating & Double Glazing
- Open Plan Living
- Private Balcony
- Modern Decor In Neutral Tones
- Allocated Parking
- Popular Development
- Chain Free
- Council Tax: D
- EPC Rating: B



Interior

Communal Entrance: With security door. Lift and stairs to all floors.

Private Entrance Hall: Entry phone system. Storage cupboard, radiator and fitted carpet.

Lounge Area: 5.1m x 3.18m (16'9" x 10'5") Radiator and fitted carpet. Double glazed sliding door opening onto:-

Private Balcony: With glass balustrade. Overlooking the parking area.

Kitchen: 3.18m x 1.98m (10'5" x 6'6") Fitted with a modern range of wall and base units with work surfaces. Integrated oven, gas hob and extractor canopy. Built in fridge freezer. Space for washing machine.

Bedroom 1: 5.3m x 3.02m (17'5" x 9'11") Double glazed window, radiator and fitted carpet.

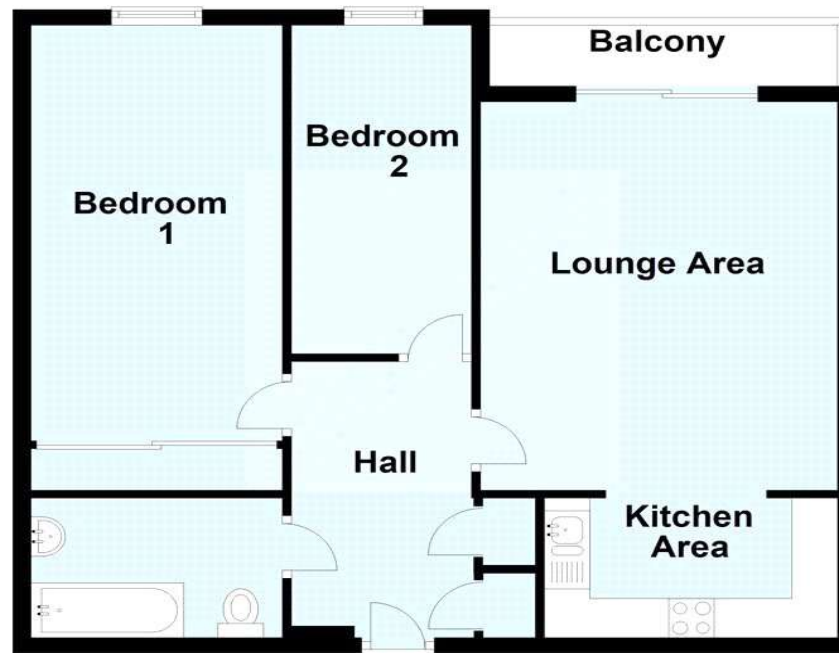
Bedroom 2: 4.17m x 1.93m (13'8" x 6'4") Double glazed window, radiator and fitted carpet.

Bathroom: Fitted with a three piece suite comprising a panelled bath, wash hand basin and wc.

Exterior

Allocated Parking Space:

Bike Storage:



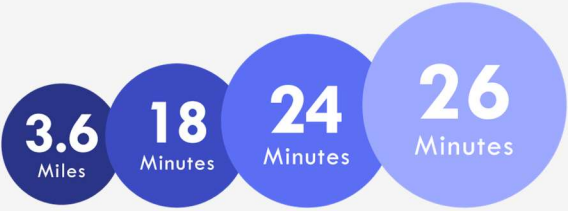
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Property Location

Augustus Lane, Orpington, Kent, BR6 0SS



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: 125 years from 02/11/2006

Unexpired Lease: Approx 107 years

Ground Rent: Peppercorn

Next Ground Rent Review: Tbc

Current Service Charge: Approx £218.08 per month

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

Additional Information

The property is situated just off Orpington High Street making it ideal for a range of amenities and is approximately 0.4 miles to Orpington Station with links to London Bridge & Charing Cross.

Please note that the current owner purchased the property on a shared ownership basis and will be staircasing their share to 100% upon completion of the sale.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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