

Green Street Green

3 Brittenden Parade
Green Street Green, Orpington
Kent BR6 6DD

T: 01689 850136

E: greenstgreen@edmund.co.uk



Offices also at:

Bromley South/Park Langley
T: 020 8464 3030

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



12 Chartwell Drive, Farnborough Village,

Kent, BR6 7LL

£284,995

Situated in the heart of the ever popular Farnborough Village a purpose built ground floor one bedroom retirement flat built specifically for the occupation of over 55s. Entry phone controlled communal entrance hall, front door leading to private entrance hall, lounge/dining room, remodelled kitchen with appliances, double bedroom with double and single wardrobes and recently installed wet room. Well tended communal grounds, gas fired central heating and double glazed windows, the front leaded windows being replaced recently. The property is offered with immediate vacant possession therefore cutting out those potentially problematical chains.

- Ground floor
- No forward chain
- Gas fired central heating
- Double glazed windows
- Entry phone system
- Recent kitchen and wet room
- Double bedroom with wardrobes
- Communal grounds

Farnborough Village has long been regarded as one of the premier residential locations within the area, and whilst retaining its distinctly village atmosphere has a good selection of local shops which are within walking distance of the flat. In addition bus services at the end of the road connect to both Farnborough and Green Street Green.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Protected by entry phone system, leading to:

ENTRANCE HALL

Private front door, storage cupboard.

LOUNGE/DINING ROOM

15' 9" x 11' 2" (4.8m x 3.4m) Double glazed leaded window to front, radiator, coved ceiling, door to:

KITCHEN

11' 1" x 5' 8" (3.38m x 1.73m) A remodelled range of fitted wall and base units with extensive working tops, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, wall mounted gas fired central heating boiler, double glazed leaded window to front, appliances including fridge freezer, washing machine, cooker, radiator, large storage cupboard.

DOUBLE BEDROOM

11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to rear, radiator, built in double wardrobe and further single wardrobe.

WET ROOM

Screened and enclosed shower area, inset hand basin with mixer tap into vanity unit with cupboard space under, low level wc, heated towel rail, double glazed window to rear, tiled floor and fully tiled walls.

TO THE OUTSIDE

COMMUNAL GROUNDS

Well tended, mainly laid to lawn to front side and rear of the property, to the rear residents have a drying area, there is private parking reserved for the residents and visitors to the flats.

LEASE

We are advised by our clients that they are extending the Lease, the original being 64 years, adding a further 90 years creating 154 year Lease. The Service Charge of £176.26 per calendar month including ground rent, maintenance, insurance, warden and gardener.

LOCAL AUTHORITY: London Borough of Bromley

COUNCIL TAX BAND: C

Directions: From our office in Green Street Green proceed up Farnborough Hill to the roundabout with the A21 and proceed directly over again following into Farnborough Hill and continue towards the centre of the village. At the top of the hill take the first turning on the right which is Chartwell Drive and the property can be found towards the end of the cul de sac.

VIEWING: By appointment with Edmund Green Street Green 01689 850136

