

Total area: approx. 46.4 sq. metres (499.5 sq. feet)




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



## Braeburn Court | Orchard Grove | Orpington | BR6

£300,000

-  1 bedroom ground floor flat
-  Popular, modern development
-  Open-plan reception & kitchen area
-  Integrated kitchen appliances
-  Spacious hallway
-  Allocated, gated parking space
-  Close to Orpington High Street & Station
-  **NO ONWARD CHAIN**



£300,000 Leasehold



Kenton are delighted to present this 1 bedroom ground floor flat, situated within a popular modern development, nearby to both Orpington High Street and Station. Internally, the property comprises; a well-proportioned and contemporary open-plan living and dining/kitchen area (the latter of which features integrated appliances), as well as a double bedroom and bathroom. Notably the hallway is also spacious. Externally, there is an allocated, gated parking space. Additionally, a brand new boiler was installed in April 2026. Braeburn Court is a popular gated development. Orpington High Street is a mere few moments' walk away, featuring an array of; handy shops, restaurants, bars, as well as beauty and leisure facilities including an ODEON cinema complex. Orpington Station is also a short walk away (circa 10 minutes), providing direct and frequent services into central London (with services to London Bridge as fast as 15-16 minutes). Marketed with the benefit of NO ONWARD CHAIN. LEASE/ASSOCIATED CHARGE DETAILS: Kenton understand that there is currently circa 108 years outstanding on the lease term. Kenton understand that there is a service/maintenance charge of £1,860.96 (comprising £133.56 for service/maintenance charge pcm and £21.52 for a "sinking fund" pcm) per annum, payable. Kenton understand that there is a ground rent of TBC, payable.

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### Hallway

Built-in storage cupboards, radiator, laminated wood flooring.

### Open-Plan Area

12'9" maximum" x 20'1" maximum (3.89m maximum x 6.11m maximum)

Reception Area: Double glazed windows to side, radiators, laminated wood flooring. Kitchen Area: Range of matching wall and base units with cupboards and drawers, wood-block work surfaces with splashback, stainless steel 1 & 1/2 bowl sink unit with mixer tap, integrated oven and grill, integrated 4-ring gas hob with both splashback tiling and fitted extractor hood over, integrated fridge-freezer, integrated washing machine, wall-mounted combination boiler (newly-installed and concealed within cupboard), laminated wood flooring.

### Bedroom

11'9" x 11'10" (3.59m x 3.60m)  
Double glazed frosted window to side, built-in single wardrobe, radiator, laminated wood flooring.

### Bathroom

6'9" x 6'7" (2.07m x 2.01m)  
Panelled bath with shower extension over, low level W.C, wash hand basin, towel rail, radiator, vinyl flooring.

