

THOMAS BROWN

ESTATES



52 High Street, Green Street Green, BR6 6BJ

Asking Price: £265,000

- 1 Bedroom Split Level Apartment (760 sq. ft)
- Well Located for High Elms Country Park
- Share of Freehold & Long Lease
- Short Walk to Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious one bedroom split level apartment, offering nearly 760 sq. ft of accommodation and being one of just three apartments in the property. Being offered to the market with no forward chain and located in the highly sought after Green St Green, this property must be viewed to be fully appreciated.

Ideally positioned just moments from the local shops and amenities of Green St Green High Street, the apartment also benefits from easy access to Chelsfield mainline station, a long lease of 115 years and a Share of Freehold.

The accommodation comprises a communal entrance with private stairs leading to a generous hallway, a bright and spacious lounge and a modern fitted kitchen. A second staircase leads to a landing area, which offers potential for use as a study area, along with a well-proportioned double bedroom and a contemporary bathroom.

Green St Green is well regarded for its local schools, excellent transport links, bus routes, and proximity to High Elms Country Park. Chelsfield station is within a short walk, providing convenient access for commuters.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange your appointment.



COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

Wooden door to front, carpet.

ENTRANCE HALL

13' 10" x 11' 04" (4.22m x 3.45m) Understairs storage cupboard, double glazed window to rear, carpet, radiator.

LOUNGE

13' 09" x 11' 01" (4.19m x 3.38m) Double glazed window to front, carpet, radiator.



KITCHEN

9' 05" x 7' 11" (2.87m x 2.41m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, electric hob, integrated oven, integrated microwave, integrated undercounter fridge, integrated washing machine, integrated dishwasher, double glazed window to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

11' 0" x 7' 08" (3.35m x 2.34m) (measured at maximum) Fitted storage, Velux window to rear, carpet, radiator.



BEDROOM 1

14' 03" x 11' 0" (4.34m x 3.35m) (measured at maximum) Double glazed window to front, carpet, radiator.

BATHROOM

11' 02" x 8' 03" (3.4m x 2.51m) Low level WC, wash hand basin, bath and shower attachment, Velux window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OUTDOOR COMMUNAL SPACE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

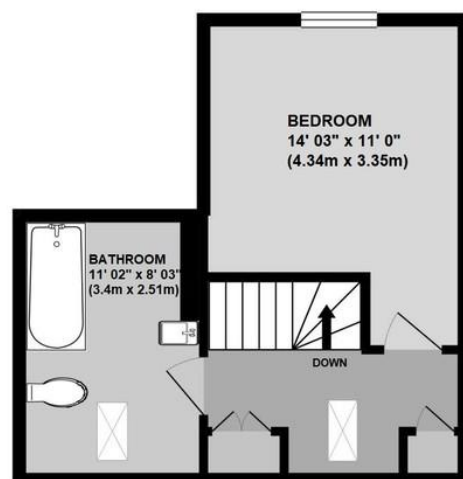
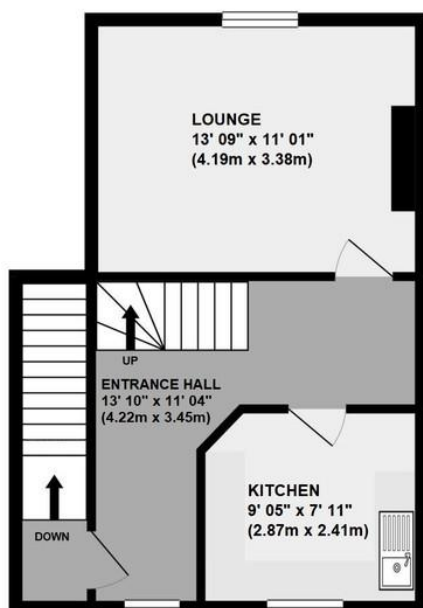
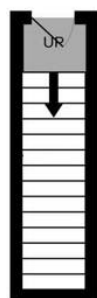
SHARE OF FREEHOLD

115 years remaining.

GROUND FLOOR
40 sq ft (3.7 sq.m.) approx.

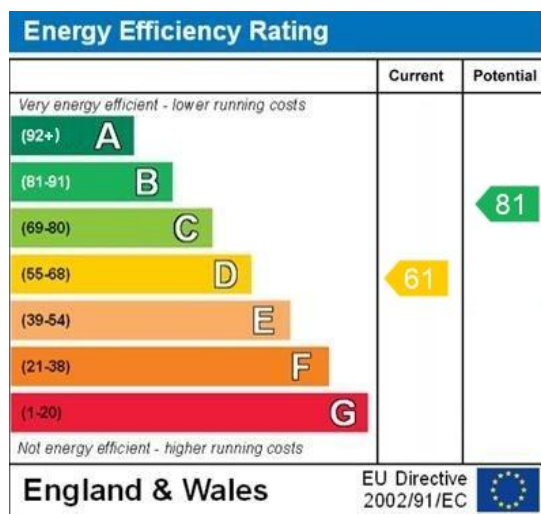
1ST FLOOR
407 sq ft (37.8 sq.m.) approx.

2ND FLOOR
313 sq ft (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: B

Tenure: Share of Freehold – 115 years remaining

£20 pm contribution to sinking fund.

£296 pa Building insurance – Flat 2 share for 2025/2026 (one third of total)

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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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