



William Nash Court – Brantwood Way – Orpington – Kent – BR5 3WB

A one-bedroom ground floor apartment in a popular retirement development



## 12 William Nash Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Wetroom

**£75,000 leasehold ( Please note the property is  
being sold at 70% of the estimated market value)**

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William Nash Court is a retirement development of 27 one-bedroom flats and nine two-bedroom flats built in 1985 and situated just off Brantwood Way close to local shops and amenities including St Marys Church.

A one-bedroom ground floor apartment overlooking the gardens.

Good road communications with easy access to the M25 via the A20 and frequent train services from Sidcup to London (Charing Cross) taking just over half an hour.

Facilities include a resident scheme manager, laundry, lift, guest facilities, fully automated doors, 24 hour CCTV throughout the development, alarm and intercom system in each apartment.

Attractive gardens.

There is visitors' parking.

99 year lease, no ground rent and 55+ age covenant.

**For viewings please contact the  
Scheme Manager on 01689 877562 or  
Fifty5Plus on 01488 668655**



*Sitting Room*



*Bedroom*



*Kitchen*



## The Property

One bedroom ground floor apartment with approximate room dimensions as follows: Entrance Hall with storage and airing cupboards. Sitting Room (14'10" max x 10'10") Kitchen (7'2" x 5'8") Bedroom (11'4" x 9'9") with single wardrobe. Wet room (6'8" x 4'8") Double glazing and electric storage heating.

William Nash Court is situated off Brantwood Way within walking distance of local shops and St Mary's Church which was built in the 13th century. St Marys Cray station is about half a mile and the main A20 to London about a mile to the north.

## Directions to William Nash Court

From Junction 3 of the M25 take the A20 north to London. After about three miles filter left to St Paul's Cray and on to the A224. After a short distance turn left into Main Road and continue to the T junction with Sandy Lane. Take the third exit and continue along Main Road passing Chalk Pit Avenue on your left and then The Landway on your left.

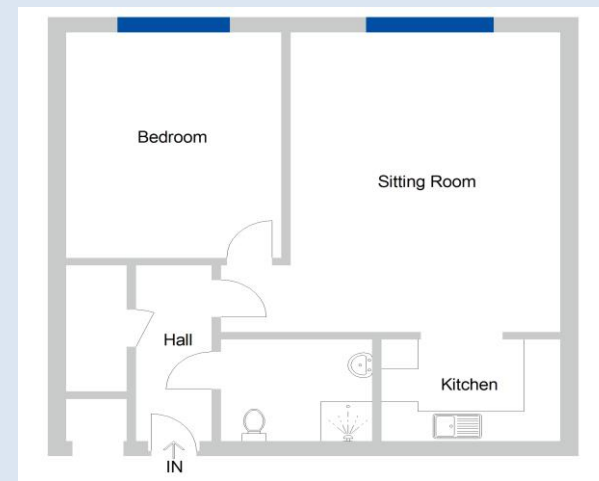
The next turning left is into Brantwood Way and the development will be seen in a short distance on your right.



Wet Room



Gardens



**Approximate gross internals: Total: 40 m<sup>2</sup> / 430 ft<sup>2</sup>**

**Service charge: Aprox £2,472 p.a. to April 2021**

**Energy Performance Rating: 76**

**Council tax banding: A**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# William Nash Court

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William Nash Court was built in 1985 and consists of 37 flats with communal facilities in a three storey single building off Brantwood Way. There is a lift to all floors and visitors parking is to the south of the development.

## Facilities

Facilities include a resident manager and emergency alarm system. Also a laundry and guest facilities. There are regular bus services and the bus stop is nearby with local shops less than half a mile away.

## Location

William Nash Court is close to local shops which include a supermarket, florist, hairdressers, posts office, newsagent and butcher. It is also within walking distance of The Brook at the entrance to St Pauls Cray Park.

Orpington was already a large village at the time of Domesday and belonged to the Archbishop of Canterbury with two churches and two mills. It was then known as Orpinton and remained a village through the next centuries and expanded considerably in the 19th century with the coming of the railways.

The town has a church with vestiges of pre-conquest times and the Priory Museum houses items of local interest. The M25 passes to the east so communications with London and the southeast are very good.

## Further afield

St Pauls Cray is about a mile north of Orpington and about three miles from Swanley. The M25 at Junction 3 is about four miles and fast trains to London (Victoria) take just under half an hour.



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