



16 Goddington Manor Court Road
Orpington, BR6 9AT
£400,000 Leasehold EPC: E

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market to let this stunning second (top) floor apartment set within the exquisite 19th-century Goddington Manor, a Grade II listed gem accessed through a grand, sweeping driveway.

This rare-to-market apartment presents a unique opportunity to reside in a meticulously designed two-bedroom/two bathroom home within the tranquility of this historic setting.

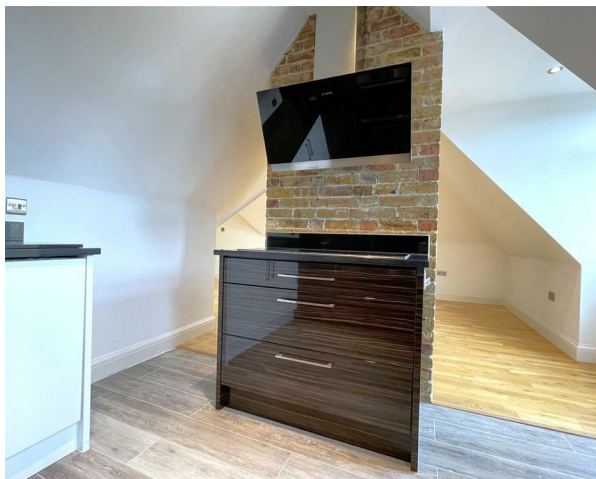
Well located providing access to both Orpington town centre and main-line station allowing for a swift 18-minute commute to London Bridge, Goddington Manor seamlessly blends accessibility to the city with the secluded charm of its arts and crafts style architecture. Nestled beside Goddington Park, the glorious setting must be seen to be fully appreciated.

Internally, a spacious entrance hall provides access to a large open plan living room featuring a bay window to the rear, plus a stylish fully equipped kitchen featuring sleek granite countertops and integrated appliances. The two double bedrooms are of a good size - one of which boasts an ensuite with walk-in shower. There is also a separate bathroom.

Offered for sale on a chain free basis.

- STUNNING TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO LUXURIOUSLY APPOINTED BATH/SHOWER ROOMS
- OPEN PLAN LIVING ROOM
- SUPERB FULLY FITTED/INTEGRATED KITCHEN
- GRADE II LISTED MANOR HOUSE
- GLORIOUS SETTING WITH MATURE GROUNDS
- WITHIN REACH OF ORPINGTON TOWN CENTRE & STATION
- LIFT SERVICE TO UPPER FLOORS
- CHAIN FREE SALE

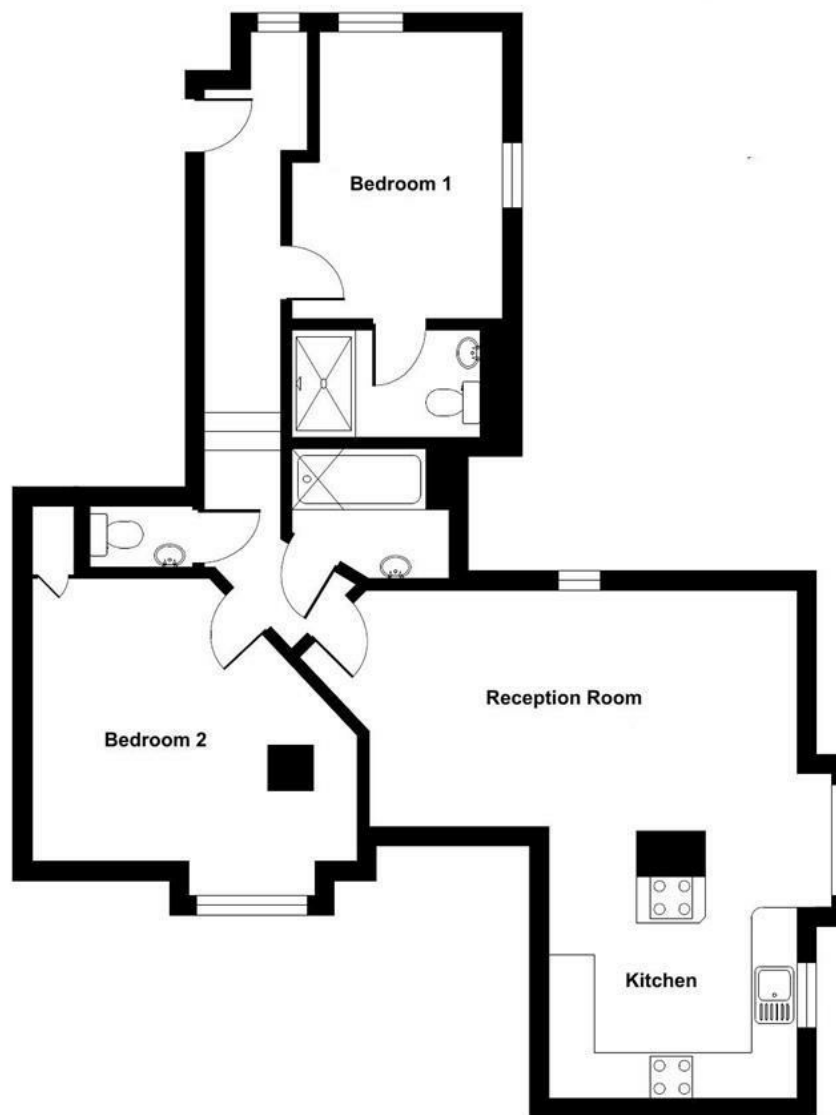




Goddington Manor, Court Road, Orpington, BR6

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



COMMUNAL HALLWAY

The property is approached via the original main entrance doorway leading to a grand and welcoming hallway featuring original panelled walls and mosaic tiled flooring. The original staircase leads up to the second floor, there is also a lift service.

ENTRANCE HALL

A long entrance hallway with leaded light window to side; wood flooring; radiator.

OPEN PLAN LIVING ROOM

18' x 10'3 (5.49m x 3.12m)

Bay window to side and skylight window to side; wood flooring; feature exposed brick central pillar; radiator; open plan to:

KITCHEN AREA

10' x 9'9 (3.05m x 2.97m)

Skylight window to side; fitted with a range of modern and stylishly appointed wood effect wall and base units with granite worktops to three walls; full range of integrated appliances; wood effect flooring.

BEDROOM 1

14'2 x 12'1 (widening to 13'9 into bay) (4.32m x 3.68m (widening to 4.19m into bay))

Leaded light bay window to side; wood flooring; built-in storage cupboard; brick feature column; radiator.

BEDROOM 2

12'6 x 9'6 (3.81m x 2.90m)

Leaded light window to rear; radiator; wood flooring; door to:

EN SUITE SHOWER

A modern and well appointed suite comprising full width walk-in shower cubicle; fitted wash basin with stone surround; WC; fully tiled walls and flooring; feature LED lighting.

BATHROOM

A modern and well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; wash basin with stone surround; part tiled walls; tiled flooring; heated towel rail; feature LED lighting.

SEPARATE WC

Modern suite with WC; fitted wash basin; heated towel rail; part tiled walls; tiled flooring; sensor lighting.

COMMUNAL GROUNDS

The property is set within beautiful, mature grounds. Accessed via electric gates, and via a long sweeping driveway, the delightful grounds provide a rare feeling of peace and tranquillity. The gardens back onto Goddington Park with a gate allowing for private access.

PARKING

Plenty of parking for residents to the front.

COUNCIL TAX

London Borough of Bromley - Band C

LEASE & MAINTENANCE

LEASE - 199 years from 1/1/2013 - 187 years remaining

SERVICE CHARGES - £3491.76 to include buildings insurance

GROUND RENT - nil

LOCATION

What3words: ///will.share.divide



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.