

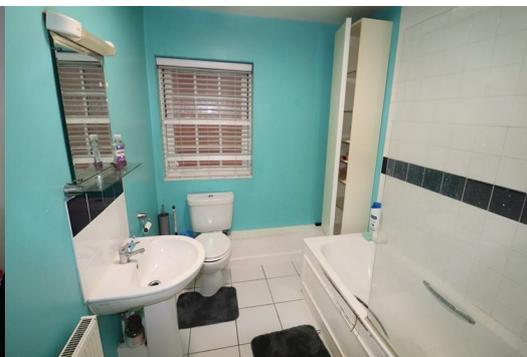
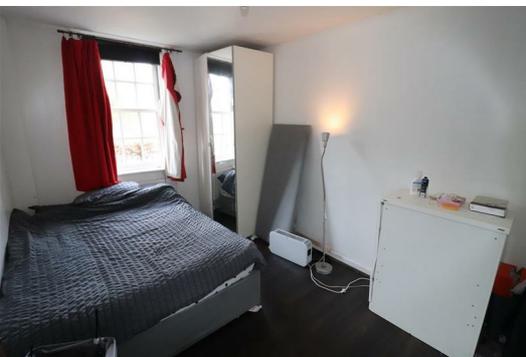


## Windsor House, Mountfield Way, Orpington, Kent, BR5 3FD

£195,000 Leasehold



This is a well presented one bedroom ground floor conversion flat in a gated community setting, next to the former Police station. The property benefits from double glazing and gas central heating and has an allocated covered parking space. The Nugent Shopping centre is nearby offering a wide range of shops and other amenities. There is also range of other large retail outlets along Sevenoaks Way. St. Mary Cray railway station nearby offering regular services to London Victoria.



## Description

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## Hall

Two built in cupboards

## Lounge 15'2 x 11'2 (4.62m x 3.40m)

Double glazed window to front, laminate flooring, radiator, open to

## Kitchen area 8'9 x 8'4 (2.67m x 2.54m)

1 1/2 bowl stainless steel sink unit inset to the worksurface, with a range of modern matching wall and base units, inset gas hob with a built in oven under, space for a fridge freezer, space and plumbing for an automatic washing machine, wall mounted gas fired central heating boiler, tiled floor

## Bedroom 14'5 x 8'9 (4.39m x 2.67m)

Double glazed window to the front, radiator.

## Bathroom

Opaque double glazed window to the side, a white suite comprising of a panelled bath, with mixer taps and a shower attachment, low level W.C., pedestal wash hand basin, tiled floor, part tiled walls, radiator, built in storage cupboard.

## Allocated undercover parking space

## Lease details and Charges

The following information has been provided by the seller, and is published here in all good faith. It should be verified by the buyer and their solicitor, prior to an exchange of contracts-

Lease 125 years from 2008

Ground rent £250 per year

Service charge £1296 6 monthly

## Agents note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "B"

EPC Rating: "C"

Total Square Meters: Approx. 44

Total Square Feet: Approx. 473.61

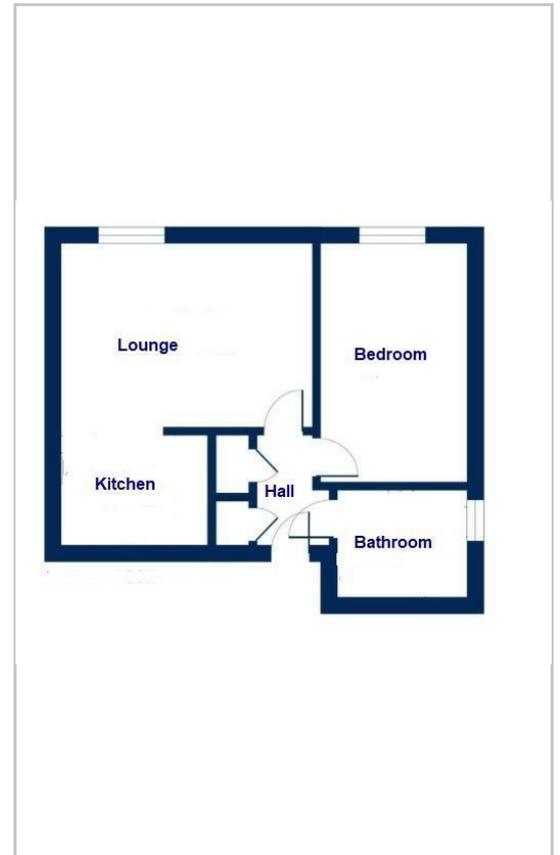
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units

Viewing - strictly by prior appointment with Edmund (Orpington office), on 01689 821904 or [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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