



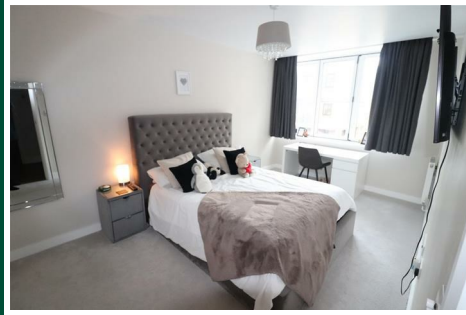
Knoll Rise, Orpington, Kent, BR6 0FD

£220,000 Leasehold



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Property Description

A SUPERBLY PRESENTED one double bedroom apartment with private balcony, situated at the far end of this modern purpose built block, ideally located in the heart of Orpington, within easy reach of the High Street and Orpington Station.

The accommodation comprises a communal entrance with video intercom system, private entrance hall with utility cupboard, and an open plan living area with fitted kitchen and bi-fold doors leading onto the balcony. There is also a good size double bedroom with fitted wardrobes and a modern bathroom.

The building benefits from a serviced lift providing access to all floors. Early viewing is recommended.

Entrance

Intercom system, stairs and lift

Entrance Hall

intercom system, utility cupboard with space for washing machine, laminate flooring, radiator.

Open plan Lounge Kitchen

Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated induction hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, double glazed bi-folding doors to balcony, laminate flooring, radiator.

Bedroom

Fitted wardrobes, double glazed bi-folding windows, carpet, radiator.

Bathroom

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window, tiled walls, tiled flooring, heated towel rail.

Lease Details

Service charge: approx. £1300-£1400 pa (£108-116 pm)

Ground rent: £300 pa (£25 pm)

Lease start date 30/11/2016

Lease End Date 01/11/2141

Lease Term 125 years (less 3 days) from 1 November 2016

Lease Term Remaining 115 years

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: "C"

EPC Rating: "D"

Total Square Meters: Approximately 48

Total Square Feet: Approximately 516

Room Dimensions: As per floorplan

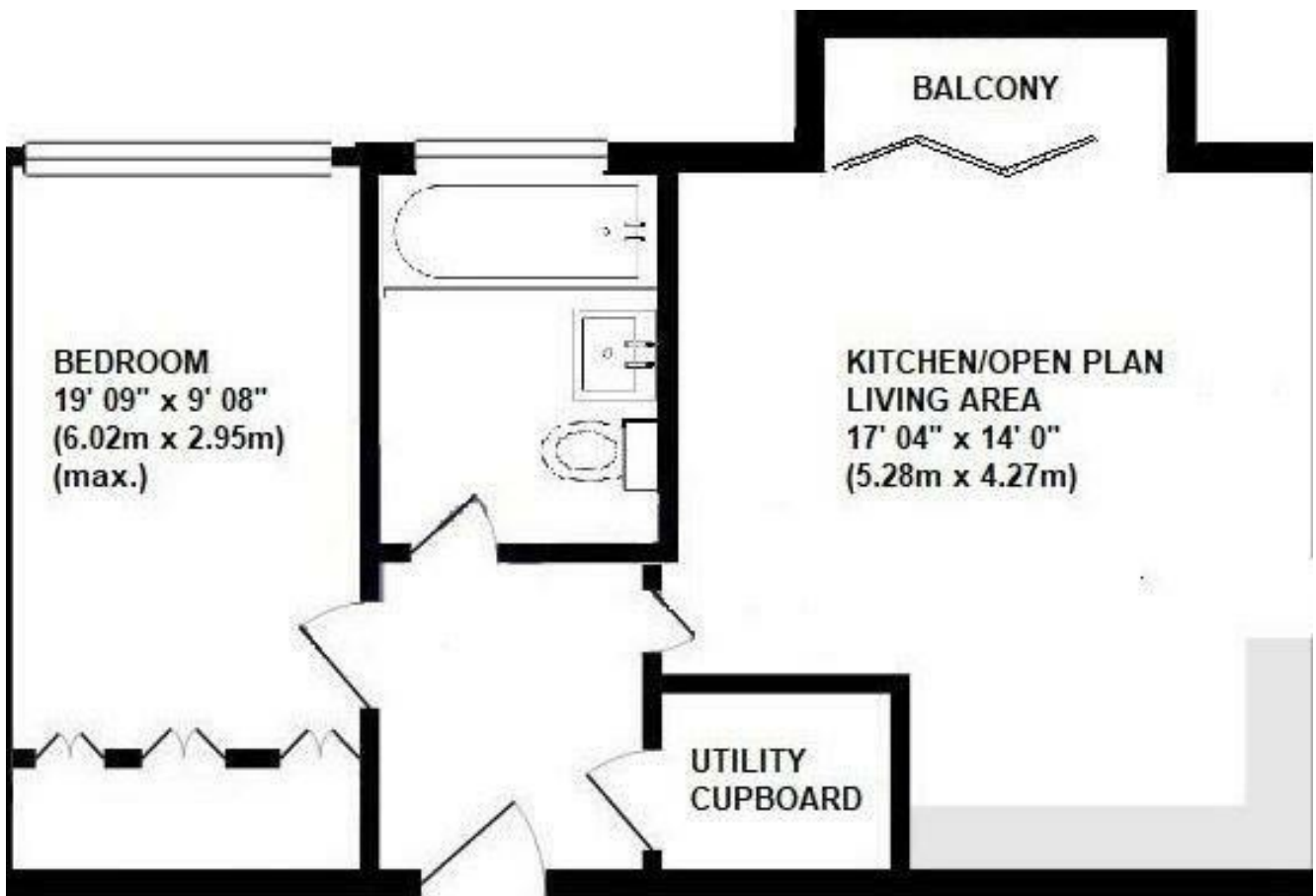
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





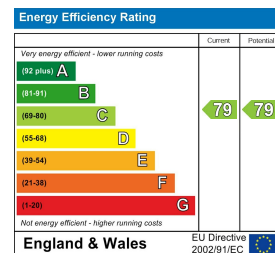
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.