



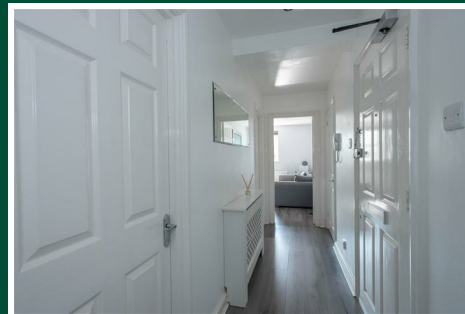
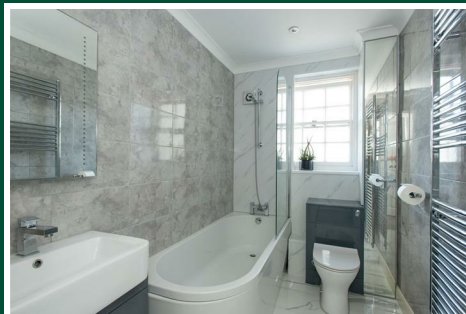
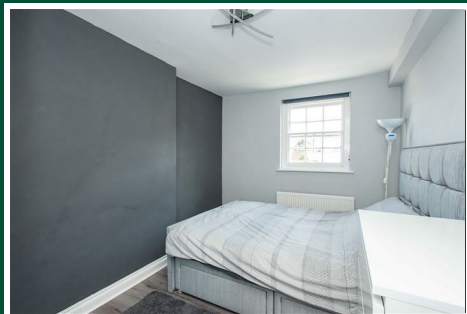
High Street, Orpington, Kent, BR5 4AX

£240,000 Leasehold



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Description

NO CHAIN. A top (second) floor 2 bedroom flat situated in this listed building close to local amenities including the Nugent Retail Park. Offering well planned accommodation which has been tastefully decorated and features a lovely kitchen/diner with built in appliances, luxury bathroom and a well appointed lounge. Benefits include gas central heating, period sash windows and there is allocated parking.

Entrance

Communal Entrance:
With security door.

Private Entrance Hall

Entry phone system, radiator and attractive wood laminate flooring.

Lounge:

12'5" x 12'4" (3.78m x 3.76m)

Sash window to front, radiator and attractive wood laminate flooring.

Kitchen/Diner

16'6" x 9'1" (5.03m x 2.77m)

Fitted with a modern range of wall and base units with complimentary work surfaces. Integrated oven, four ring gas hob and extractor canopy. Built in washing machine and dishwasher. Built in fridge/freezer. Dual aspect with sash windows to front and rear. Radiator. Attractive laminate flooring. Boiler (installed in 2021)

Bedroom 1:

12'5" x 8'7" (3.8m x 2.62m)

Sash window to side, radiator and attractive wood laminate flooring.

Bedroom 2:

8'6" x 6'7" (2.6m x 2.03m)

(Currently used as a music studio) Sash window to side, radiator and attractive wood laminate flooring.

Bathroom:

Fitted with a modern three piece suite with contrasting chrome fittings comprising a panelled bath with shower

attachment and shower screen, wash hand basin set in vanity unit and push button wc. Heated towel rail. Sash window to side. Attractive tiled walls and flooring.

Allocated Parking

Agents Note

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

125 years from 24 June 1995
Lease Term Remaining 97 years
Service charge £333 pcm
Ground rent £75 pa
Review date TBC

Council Tax Band: "B"

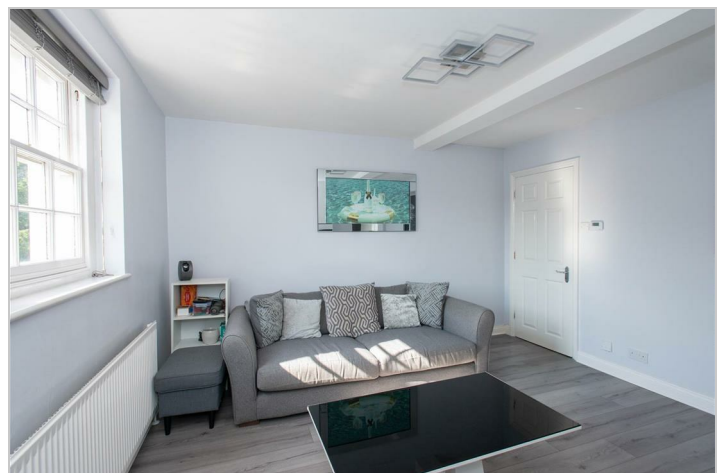
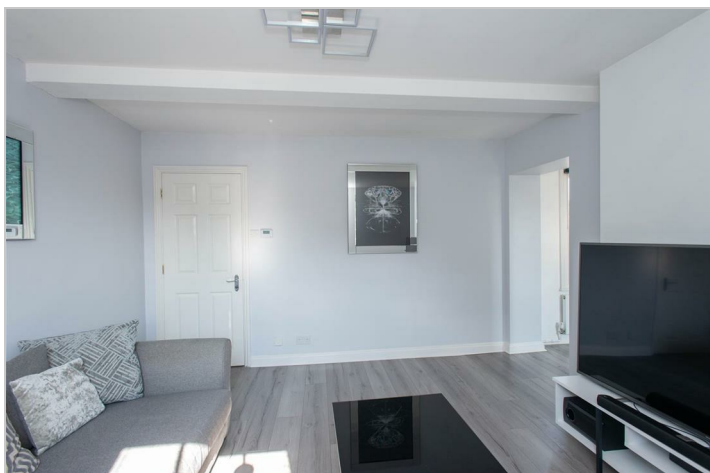
EPC Rating: "D"

Total Square Meters: Approx. 54

Total Square Feet: Approx. 581

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 (as applicable) in bath/shower rooms, or kitchens

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



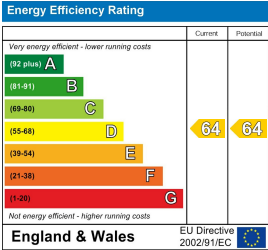
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.