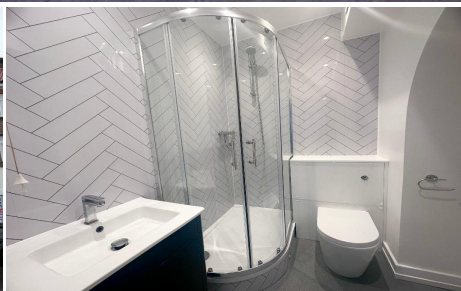


1 Bedroom Studio for Rent - £925 per month

High Street, Orpington, Kent, BR6 0NB



KEY FEATURES

- PROFESSIONAL SINGLE OCCUPANT ONLY
- AVAILABLE IMMEDIATELY
- NEWLY REFURBISHED SELF CONTAINED STUDIO
- MODERN SHOWER ROOM
- KITCHEN WITH FRIDGE/FREEZER, OVEN & HOB
- REFURBISHED THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- WALKING DISTANCE TO ORPINGTON STATION
- ALL BILLS INCLUDED (except TV Licence)

Description

Newly refurbished self contained Studio to rent in Orpington High Street with private modern shower room and small kitchenette. Gas central heating and double glazing. All bills included. Ideally suited to one single professional.

Location

This flat is located within Orpington High Street which is a great location for shops, new Odeon cinema, sports centre and the mainline Orpington station with fast connections into London. Located via a side walkway to the first floor, the property is ideally positioned for access to the High Street or Berwick Way.

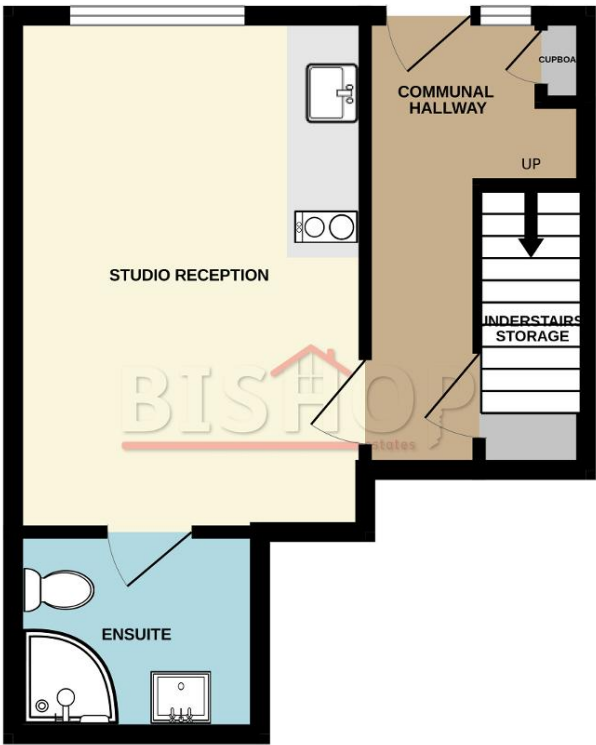
First Floor

STUDIO ROOM with KITCHENETTE - 15' 3" x 10' 5" (4.66m x 3.19m) Double glazed window to rear with slatted blind, LVT floor covering, spotlighting. Radiator under window.

Kitchenette. White Gloss kitchen with sink unit and mixer tap, work tops over, selection of wall and base cupboards, integrated fridge with freezer compartment, single electric oven, two ring ceramic hob, extractor hood over, tiled splashback.

LUXURY EN SUITE SHOWER ROOM - 7' 3" x 6' 0" (2.22m x 1.85m) Luxury "Showerwal" finish with tile effect walls. White suite with wc, vanity unit and rectangular sink and corner shower. LVT flooring and spotlighting. Towel rail radiator.

GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 292 sq.ft. (27.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		