

To Let

Augustus Lane, Orpington BR6 0SS



£1,250 PER MONTH

2 BEDROOM FLAT

- ✓ FOURTH FLOOR FLAT
- ✓ CLOSE TO STATION AND HIGH STREET
- ✓ TWO BEDROOMS
- ✓ FITTED KITCHEN WITH WHITE GOODS
- ✓ GOOD SIZE RECEPTION/DINING ROOM
- ✓ PRIVATE PARKING SPACE
- ✓ LIFT SERVICE
- ✓ PROFESSIONAL TENANTS ONLY



Description

AVAILABLE AFTER 7th December 2021. This fourth floor apartment consists of a communal entrance hall with video intercom and lift service. The spacious flat offers private entrance hall, large lounge/diner with balcony that is open plan to the modern fitted kitchen with white goods, two double bedrooms and a sizeable family bathroom. There is allocated parking in the covered car park.

COUNCIL TAX BAND D

Please contact Bishop Estates on 01689 873796 to arrange a viewing.

Location

The property is conveniently located for Orpington station (0.2 miles) which serves a number of London termini including a "fast" service to London bridge.

Fourth Floor

ENTRANCE HALL - Video entryphone, storage cupboard, radiator, laminate floor.

RECEPTION ROOM - 16' 8" x 10' 6" (5.11m x 3.21m) Double glazed sliding patio doors to balcony, laminate flooring radiator, open to kitchen.

KITCHEN - 10' 5" x 6' 6" (3.19m x 2.01m) Fitted kitchen with a range of matching wall and base units with work tops over, built in cooker with hob over, extractor hood, stainless steel sink unit with mixer tap and drainer, washer/dryer, integrated fridge/freezer, under unit lighting, spot lighting to ceiling, tiled floor.

BEDROOM ONE - 17' 8" x 9' 0" (5.41m x 2.76m) Carpet, wardrobe cupboard, double glazed window to rear, radiator.

BEDROOM TWO - 13' 8" x 6' 4" (4.18m x 1.95m) Double glazed window to rear, carpet, radiator, wardrobe cupboards.

BATHROOM - Bathroom with panelled bath, shower attachment, mixer tap, shower screen, low level wc, sink unit inset vanity unit, lino flooring.

Exterior

ALLOCATED PARKING SPACE - Allocated parking space.



Lounge



Family bathroom



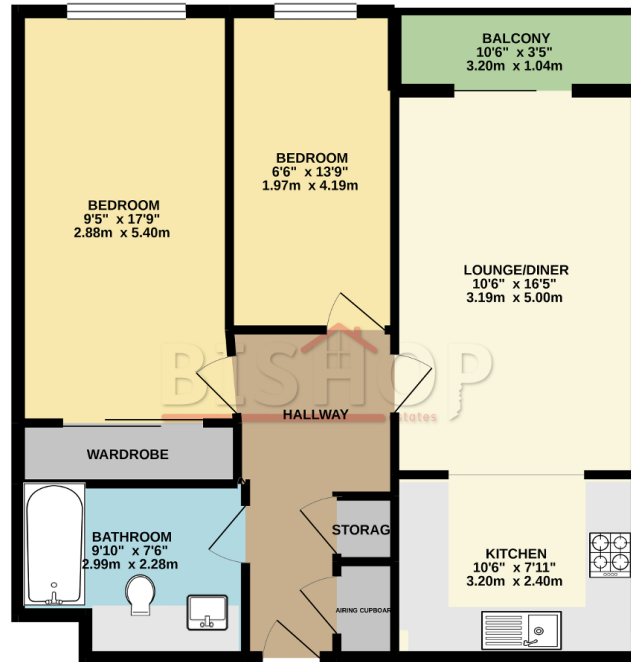
Double bedroom with fitted wardrobes



Single bedroom

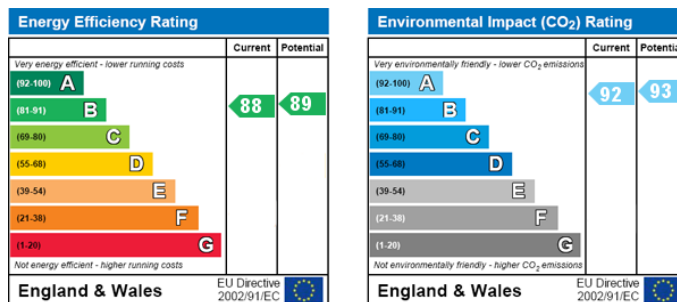
Floorplans

4TH FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in 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.
 Made with Metreplex 10/2021

Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.