

For Sale

Orchard Grove, Orpington BR6 0AT



£355,000 LEASEHOLD

2 BEDROOM APARTMENT

- ✓ FIRST FLOOR APARTMENT
- ✓ CLOSE TO STATION AND HIGH STREET
- ✓ DOUBLE GLAZING AND GAS CENTRAL HEATING
- ✓ NO FORWARD CHAIN
- ✓ TWO DOUBLE BEDROOMS
- ✓ BATHROOM SUITE
- ✓ EN SUITE SHOWER ROOM TO MASTER BEDROOM
- ✓ PRIVATE BALCONY



Description

An opportunity to acquire a a first floor two double bedroom apartment within a gated development, which is ideally located for Orpington train station and Orpington High Street. The apartment is situated in a prestigious block and comprises of: Open plan triple aspect living area/luxury Cream gloss fitted kitchen, private balcony, modern three piece bathroom suite, two double bedrooms with the master having its own en-suite with double shower and also access to the private balcony. The apartment also benefits from communal grounds and allocated parking space. Call Bishop Estates to arrange a viewing on 01689 873 796



First Floor

ENTRANCE HALL - Fitted carpet, double storage cupboard, radiator, cloak hanging.

RECEPTION ROOM/FITTED KITCHEN - 17' 10" x 12' 8" (5.46m x 3.88m) Fitted carpet, triple aspect, floor to ceiling double glazed window to side, double glazed door to balcony, double french doors to Juliette balcony, radiator, open plan to:-



LUXURY FITTED KITCHEN - Luxury fitted Cream Gloss kitchen with a range of matching wall and base units, work tops over, under unit lighting, stainless steel sink unit with mixer tap and drainer, cupboard housing Glow worm central heating boiler, double glazed window to side, Linoleum floor covering, double AEG oven, hob over, extractor hood, built in fridge freezer, built in washer/dryer, cupboard housing hot water tank. Open to reception room



BATHROOM SUITE - Bathroom suite comprising of: Panelled bath with mixer tap and shower attachment, low level wc with concealed cistern and push button, wash hand basin, electric shaver point, frosted double glazed window to front, part tiled, linoleum flooring, heated towel rail, extractor fan.

MASTER BEDROOM - 14' 7" x 8' 11" (4.46m x 2.72m) Triple aspect, double glazed floor to ceiling window, double glazed door to balcony, double glazed french doors to Juliette balcony, carpet, wardrobe cupboard with mirror, radiator. Door to:

EN SUITE SHOWER ROOM - Part tiled, double glazed frosted window to front, low level wc with concealed cistern and push buttons, heated towel rail, electric shaver point, wash hand basin, double shower cubicle with thermostatically controlled shower.

BEDROOM TWO - 11' 1" x 8' 2" (3.4m x 2.49m) Double glazed window to side, radiator, fitted carpet.



Exterior

BALCONY - Semi circular decked balcony. Space for table, chairs and deck chairs.

ALLOCATED PARKING SPACE - Allocated parking space to rear. Number 23

Floorplans



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.