

For Sale

High Street, Orpington BR6 0NS



**£245,000 LEASEHOLD**

**1 BEDROOM FLAT**

- ✓ NEWLY REFURBISHED FLAT
- ✓ ONE DOUBLE BEDROOM
- ✓ FITTED KITCHEN
- ✓ DOUBLE GLAZING
- ✓ SITUATED ON THE HIGH STREET
- ✓ LARGE DOUBLE SIZE RECEPTION ROOM
- ✓ LONG LEASE



## Description

Bishop Estates are pleased to offer for sale this top floor refurbished spacious flat situated on the High Street of Orpington. The apartment has undergone a programme of refurbishment to include full redecoration, new flooring, modern fitted kitchen incorporating a built in oven, microwave, oven, hob, washing machine and dishwasher, good size master bedroom and newly installed shower room. Please call Bishop Estates to arrange a viewing on 01689 873 796

## Location

Situated just on Orpington High Street with good bus routes to surrounding areas and close to Orpington train station with good links to London.

## Second Floor

**ENTRANCE HALL** - Via two levels.

**RECEPTION ROOM** - 20' 5" x 18' 1" (6.24m x 5.54m) Large reception/diner, laminate flooring, double cupboard with storage, further storage cupboard with sliding mirrored doors.

**NEWLY FITTED KITCHEN** - 11' 1" x 7' 9" (3.38m x 2.38m) Newly fitted kitchen with a range of wall and base units with work tops over, Built in induction Bosch hob with extractor over and oven under, sink unit with mixer tap and drainer, skylight, laminate flooring, built in washing machine, dishwasher and microwave.

**MASTER BEDROOM** - 20' 5" x 12' 2" (6.23m x 3.72m) Large bedroom space with double glazed windows to side, flooring ( optional ). Door to:

**EN-SUITE SHOWER ROOM** - Double shower cubicle inset glass enclosure, wash hand basin, inset vanity cupboard, low level wc, wall mounted mirrored cupboard with lighting,.



Kitchen



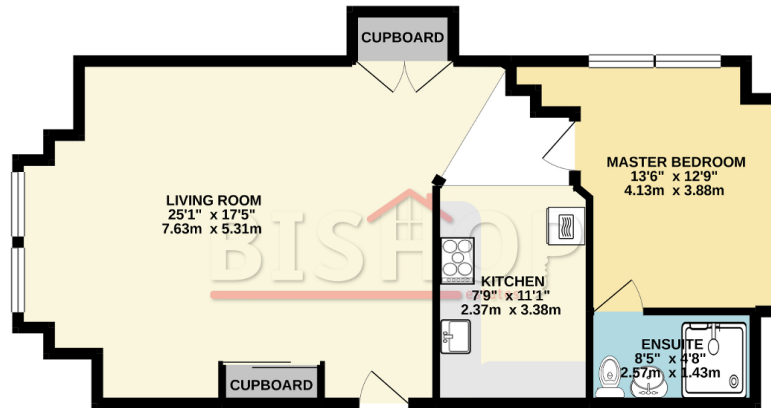
En Suite bathroom



Rear access view

## Floorplans

TOP FLOOR / PENTHOUSE  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.1 sq.m.) approx.  
While 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 and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	63   D
39-54	E		
21-38	F		
1-20	G		

## Additional Information

### Lease Information

The flat has a new lease of 125 years from 16th December 2019 with 123 years remaining.

Service Charge - £TBC.

Ground Rent - £100 per annum

### Disclaimer for viewings

Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries.

If you make an offer on a property you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to access the premises to confirm the information or test any equipment. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided.

**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.