

For Sale

High Street, Orpington BR6 0LA



£275,000 LEASEHOLD

1 BEDROOM FLAT

- ✓ TOP FLOOR PENTHOUSE
- ✓ NO CHAIN
- ✓ LARGE RECEPTION ROOM
- ✓ LONG LEASE
- ✓ LIFT SERVICE
- ✓ RESIDENTS LOUNGE AND KITCHEN
- ✓ COMMUNAL GARDENS TO REAR
- ✓ CLOSE TO SHOPS AND BUS ROUTES



Description

Bishop Estates are pleased to present this fabulous one bedroomed Penthouse apartment within Precista Court, which is a delightful complex of retirement apartments offering independent living for the over 55's and is situated in the heart of Orpington town centre.

This property is situated on the top floor and is served by a lift, and is presented in good condition throughout and comprises; a large reception room, large fitted kitchen, a double bedroom featuring built-in wardrobes and door to shower room. A security entry phone system allows access to the building and entry to the communal hallway on the ground floor. Here you will find the manager's office and access to the communal lounge. The upper floors have stairs or lift access through well cared for hallways.

The apartment also comes with the benefit of emergency pull cords for 24 hour emergency assistance, if needed, an allocated parking space in the car park behind with access via remote controlled electric gates and well-tended communal gardens for residents to enjoy.

There is also a visitor's guest suite available at a small charge per night.

Call now to view this fantastic penthouse apartment perfectly positioned for the High Street facilities, Priory Park and travel. Call Bishop Estates on 01689 873 796



Location

Precista Court is conveniently situated within close proximity to a range of general amenities. Orpington High Street is a couple of minutes walk away offering a diverse range of shops, restaurants and cafes, as well as frequent bus services.

Top Floor

ENTRANCE HALL - 13' 5" x 9' 6" (4.1m x 2.9m) Carpet, Video entryphone, electric heater, double size storage cupboard, cupboard housing hot water tank and providing further storage.

RECEPTION ROOM - 19' 8" x 18' 4" (6m x 5.6m) Two skylight windows, two electric heaters, carpet, double doors to hallway, sliding doors to kitchen.

FITTED KITCHEN - 13' 5" x 9' 6" (4.1m x 2.9m) Fitted kitchen with a range of wall and base units with work tops over, stainless steel sink unit with mixer tap and drainer, built in electric oven, built in electric hob with extractor over, integrated washer/dryer, part tiled, fridge freezer, sliding doors to lounge.

BEDROOM - 19' 0" x 10' 2" (5.8m x 3.1m) Double glazed tilt and turn window to rear, carpet. door to bathroom, built in wardrobe cupboard.

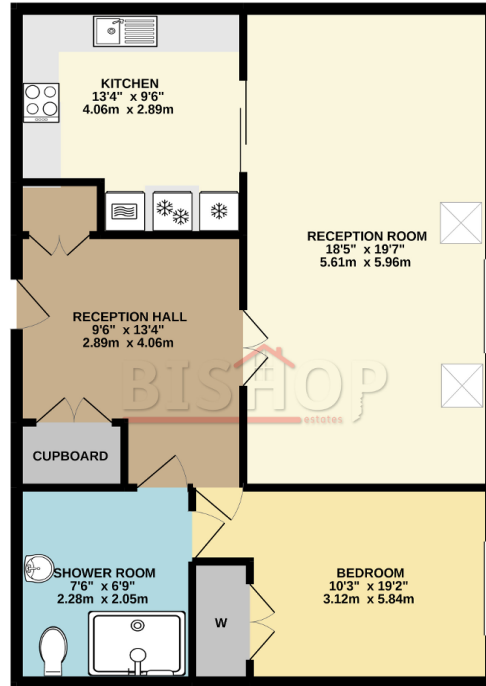
SHOWER ROOM - 7' 6" x 6' 10" (2.3m x 2.1m) Double tiled shower cubicle, low level wc, heated towel rail, pedestal wash hand basin, vanity cupboard, mirror, fan heater, pedestal wash hand basin, door to bedroom, anti slip flooring.

Exterior

GARDENS - Lawned area to rear for use by residents.

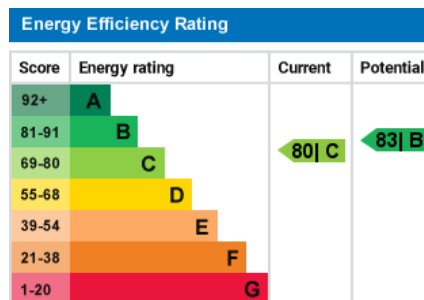
Floorplans

PENTHOUSE FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



Additional Information

Lease 125 years granted on 6th August 2004.
 Service charge £266.69 per month
 Ground rent £62.50 twice yearly

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.