

For Sale

White Hart Road, Orpington BR6 0HD



**£242,500 LEASEHOLD**

**1 BEDROOM FLAT**

- ✓ PURPOSE BUILT FIRST FLOOR FLAT
- ✓ DOUBLE BEDROOM
- ✓ LOCATED CLOSE TO HIGH STREET
- ✓ GAS FIRED CENTRAL HEATING
- ✓ FITTED KITCHEN
- ✓ OFF STREET ALLOCATED PARKING
- ✓ NO FORWARD CHAIN



## Description

A modern first floor, purpose built flat conveniently located close to the Conservation area of Orpington High Street.

The property benefits from a communal entrance with stairs to the first floor, own entrance leading to open plan reception with access to fitted kitchen. White goods are to remain including fridge, freezer and washing machine. There is a double bedroom, white three piece bathroom suite.

The property is double glazed and has gas central heating. To the rear, there is a car park with an allocated parking space.



## Location

The property is conveniently situated just 0.8 miles from Orpington station and within easy reach of a selection of good local schools. Presented with access to Orpington mainline station, bus routes and the Ofsted outstanding rated Perry Hall School. Local shops are located close by, with Orpington town centre just a short walk away offering a range of restaurants, shops and leisure facilities.



## Ground Floor

**COMMUNAL ENTRANCE** - Stairs to all floors:

## First Floor

**ENTRANCE HALL** - Door to communal hall, built in cupboard, laminate floor, radiator, coved ceiling.

**LOUNGE** - 15' 1" x 8' 6" (4.6m x 2.6m) Double glazed window to front, coved ceiling, radiator, laminate flooring, open to kitchen area.

**KITCHEN AREA** - 11' 9" x 7' 11" (3.6m x 2.42m) Double glazed window to side, stainless steel single drainer sink unit set in a range of matching light wood wall and base units with work surfaces, gas hob, electric oven, cooker hood, built in freezer, built in fridge, built in washing machine, cupboard housing gas fired boiler for central heating.

**BEDROOM** - 11' 8" x 7' 11" (3.57m x 2.42m) Double glazed window to rear, radiator, coved ceiling, wall lights, carpet.

**BATHROOM** - White suite comprising a panelled bath with shower attachment, low flush wc, pedestal wash hand basin, tiled floor, 1/2 tiled walls.

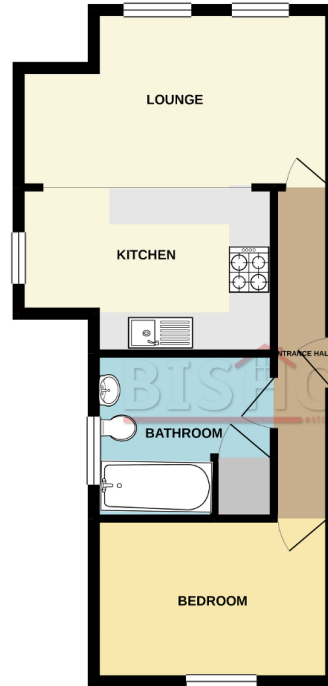
## Exterior

**GARDENS** - Communal lawns

**PARKING** - Shared car parking

## Floorplans

FIRST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing contained herein, measurements of plots, 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82   B	85   B

## Additional Information

### Lease Information

The flat has a lease of 125 years from 29/09/2005 - 109 years remaining

Service Charge - £1,000 per annum which includes building insurance

Ground Rent - £200 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.