

To Let

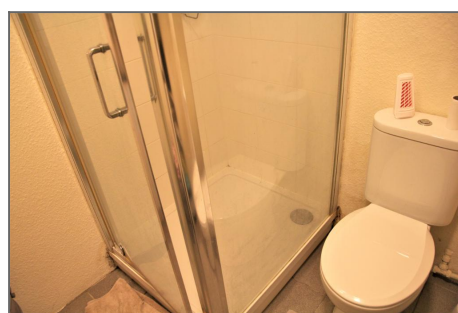
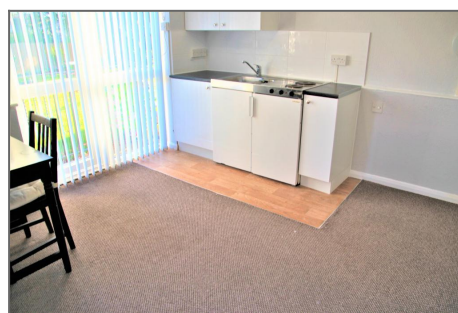
The Approach, Orpington BR6 0SH



£775 PER MONTH

1 BEDROOM STUDIO

- ✓ AVAILABLE FROM JANUARY 2022
- ✓ NEW REFURBISHED BATHROOM
- ✓ SUITABLE FOR A SINGLE PROFESSIONAL
- ✓ GROUND FLOOR STUDIO FLAT
- ✓ LONG TERM AVAILABILITY
- ✓ COMMUNAL LAUNDRY ROOM
- ✓ WATER BILLS INCLUDED IN RENT
- ✓ CLOSE TO HIGH STREET



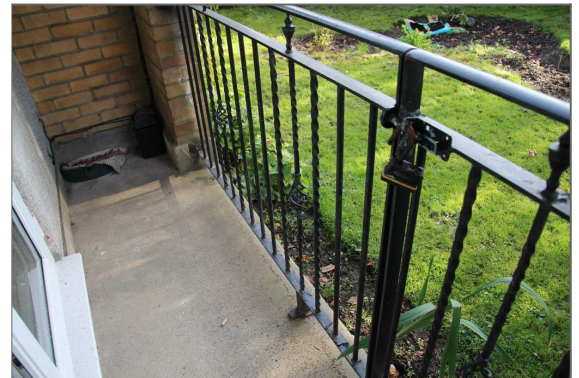
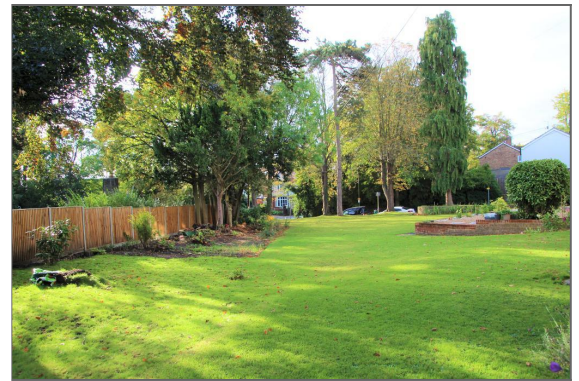
Description

Bishop Estates are pleased to offer for rental this ground floor studio flat. AVAILABLE FROM JANUARY 2022. The studio comprises of a newly refurbished bathroom with three piece suite, kitchenette with two ring hob and fridge freezer and fitted wardrobes. The studios are partly furnished with refrigerator, microwave and table with two chairs. Laundry facilities and parking are available on-site with office/reception. Ideal for a single working professional. Benefits include: communal laundry room, attractive communal gardens and off street parking for one car. CCTV with night lighting and management procedures ensure that the property is secure.

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

MINIMUM 12 MONTH TENANCY

AVAILABLE FROM JANUARY 2022



Ground Floor

ENTRANCE HALL - 3' 2" x 3' 1" (0.99m x 0.94m) Wardrobe cupboards along one wall, carpet.

STUDIO ROOM - 11' 5" x 10' 11" (3.49m x 3.34m) Carpeted area, double glazed window to side and rear, double glazed door to private balcony, electric heater. Kitchenette. White wall and base units, work tops over, sink unit, two ring electric hob, fridge, microwave, lino floor covering.

SHOWER ROOM - 6' 5" x 5' 8" (1.98m x 1.75m) Shower cubicle, sink unit, low level wc, lino floor covering.

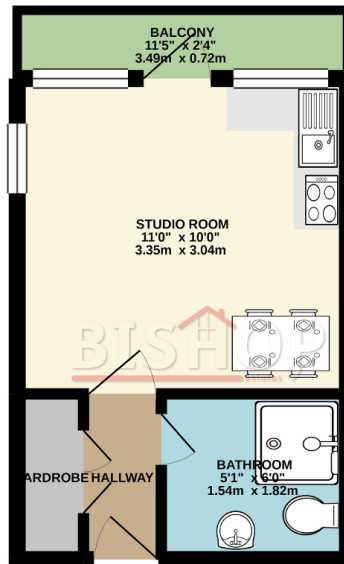
Exterior

OFF STREET PARKING - Off street parking space to rear.

COMMUNAL GARDENS - Attractive lawned gardens.

Floorplans

GROUND FLOOR
191 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR STUDIO FLAT

TOTAL FLOOR AREA: 191 sq.ft. (17.7 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		62 D
39-54	E	47 E	
21-38	F		
1-20	G		

Additional Information

Council Tax Band: A

Annual Price: £1,127.68

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.