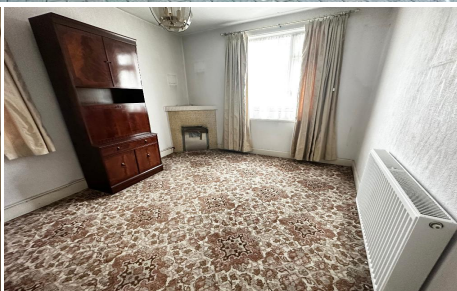


3 Bedroom Flat for Sale - £265,000

High Street, Orpington, Kent, BR6 0JW



KEY FEATURES

- REQUIRING COMPLETE MODERNISATION • THREE BEDROOMS • RECEPTION ROOM • DOUBLE GLAZING • GAS CENTRAL HEATING • GOOD SIZE KITCHEN • NEW LEASE • ACCESS TO REAR ROOF TERRACE • CLOSE TO SHOPS AND TRANSPORT • COUNCIL TAX BAND C

Description

Requiring complete modernisation is the three bedroom first floor flat. The property comprises of a good size kitchen, reception room, bedroom 3 to the first floor, two further bedrooms to the second floor and a bathroom suite. Benefits include double glazing and partially central heating. The property will benefit from a new 99 year lease. Call Bishop Estates to arrange viewing on 01689 873 796.

Location

Situated along Orpington High Street with its vast range of shops, restaurants and coffee shops. Good bus routes available and Orpington mainline station is within easy reach.

First Floor

ENTRANCE HALL - Radiator, carpet, double glazed window to rear.

BEDROOM THREE - 10' 5" x 10' 10" (3.21m x 3.32m) Double glazed window to front, double glazed window to side, carpet, radiator.

LOUNGE - 13' 1" x 10' 10" (4m x 3.32m) Feature fireplace, radiator, double glazed window to front, carpet.

KITCHEN - 12' 11" x 10' 2" (3.97m x 3.13m) Range of wall and base units, work tops over, sink unit with drainer, double glazed window to rear, lino floor covering, cupboards along one wall, Worcester Bosch boiler, double radiator, space and plumbing for washing machine, space for fridge freezer.

Second Floor

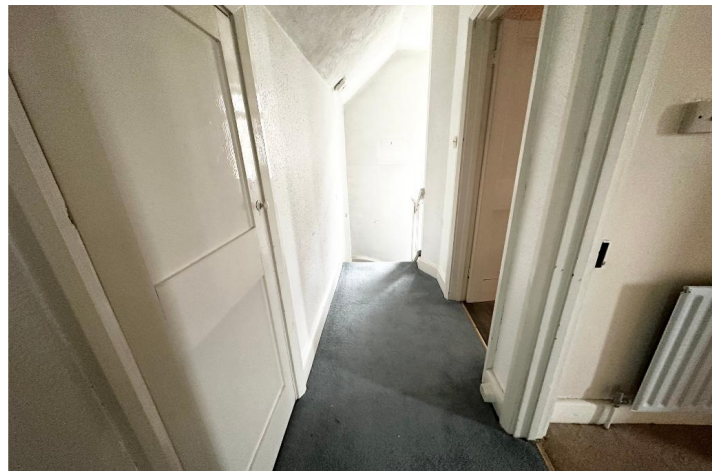
SECOND FLOOR LANDING - Eaves storage cupboard, carpet.

BEDROOM ONE - 11' 8" x 9' 10" (3.58m x 3.02m) Double glazed window to side, double glazed window to front, carpet.

BEDROOM TWO - 11' 6" x 10' 8" (3.52m x 3.27m) Double glazed window to front, carpet, wardrobes to one side, further wardrobes, cupboard housing hot water tank, carpet.

BATHROOM SUITE - 6' 5" x 5' 2" (1.99m x 1.59m) Bathroom suite comprising of panelled bath, part tiled walls, low level wc, lino floor covering, frosted double glazed window to rear, lino floor covering, part tiled walls.

Exterior



ROOF TERRACE - Access to shared roof terrace area.

FIRST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst 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 Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		