

1 Bedroom Flat for Sale - £210,000

Haydens Close, Orpington, Kent, BR5 4JE



KEY FEATURES

- NO FORWARD CHAIN • QUIET CUL DE SAC LOCATION • GROUND FLOOR ONE BEDROOM FLAT WITH PATIO • NEW FITTED CARPETS TO MOST ROOMS • NEWLY DECORATED THROUGHOUT • VIDEO ENTRYPHONE SYSTEM • DOUBLE GLAZING & GAS CENTRAL HEATING • GARAGE EN BLOC • OFF STREET PARKING • COUNCIL TAX BAND C

Description

We are pleased to offer for sale this newly decorated ground floor one bedroom purpose built apartment. The property benefits from no onward chain and would make an ideal purchase for a first time buyer or a buy to let investor.

The property includes a spacious living room with sliding double glazed doors leading to a small patio area and a well maintained communal garden, a fitted kitchen and double shower room. Benefits also include double glazing, gas central heating, off street parking and a garage en-bloc. Call now to arrange a viewing on 01689 873796.

Location

Located in a quiet cul de sac only 0.6 miles to Orpington Town Centre which offers a variety of shops, restaurants and leisure facilities. Close to St Mary Cray Station with fast links into London and the South East. Also a short walk to local shops at Carlton Parade and frequent bus services to Orpington Station and many surrounding areas. Fantastic Primary and Secondary schools nearby such as St Mary Cray Primary and St Philomena's Primary with St Olaves and Newstead Wood selective Schools locally.

Ground Floor

ENTRANCE HALL - 7' 2" x 3' 8" (2.2m x 1.12m) Storage cupboard containing fuse box, radiator, newly fitted carpet, video entryphone system.

RECEPTION ROOM - 14' 8" x 11' 4" (4.49m x 3.46m) Double glazed patio sliding doors leading to a small patio and a communal garden, radiator, door leading to kitchen, newly decorated, new fitted carpet, ceiling light with fan, further door to hallway.

FITTED KITCHEN - 10' 3" x 5' 7" (3.13m x 1.72m) Modern Cream gloss fitted kitchen with a range of matching wall and base units with work tops over, part tiled walls, built in electric oven with four ring gas hob over, extractor fan, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, fridge/freezer to remain, double glazed window to rear overlooking communal garden, tiled flooring.

DOUBLE BEDROOM - 12' 10" x 9' 11" (3.92m x 3.04m) Double bedroom comprising of full length double glazed window to front, newly decorated, newly fitted carpet, overhead storage cupboards, sliding wardrobe cupboards, one with mirror providing hanging and shelving, radiator, ceiling light.

BATHROOM - 6' 9" x 5' 7" (2.09m x 1.72m) Fully tiled shower room with double shower cubicle with mixer tap



and shower over, shower screen, low level wc, heated towel rail, round bowl sink with mixer tap inset unit with cupboards below, mirror above and cupboards either side.

OFF STREET PARKING - Off street parking space to side.

GARAGE - En bloc



GROUND FLOOR



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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Bishop Estate Agents Limited.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note

we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Lettings Note

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.