

## 2 Bedroom Retirement Home for Rent - **£1,350 per month**

High Street, ORPINGTON, Kent, BR6 0LA



### KEY FEATURES

- OVER 55'S ONLY • FIRST FLOOR RETIREMENT FLAT • LARGE LOUNGE/DINER • FITTED KITCHEN WITH APPLIANCES • BATHROOM SUITE AND ENSUITE SHOWER ROOM • TWO DOUBLE BEDROOMS • CLOSE TO SHOPS AND BUSES • OWN SECURE PARKING SPACE • COMMUNAL GARDENS • AVAILABLE NOW



## Description

AVAILABLE FOR OVER 55'S ONLY. A two double bedroom first floor apartment available to rent and conveniently located with local shops and amenities at Orpington High Street.

The property comprises of a good size reception room, fitted kitchen, two double bedrooms, en-suite shower and a further full bathroom suite.

There is a residents lounge which incorporates direct access to the communal garden area, where residents can enjoy a relaxed, secure and comfortable external environment.

An overnight visitors' guest suite is also located on the ground floor. The upper floors are then accessed via the spacious lift or by stairs.

## Location

Situated close to Orpington High Street with its various shops and restaurants. The property is also on a good bus route to local areas and Orpington train station is also closeby.

## First Floor

**ENTRANCE HALL** - Cupboard with shelving, further cupboard housing hot water boiler, carpet, electric heater.

**RECEPTION ROOM** - 18' 4" x 16' 0" (5.59m x 4.9m) Shelving, double glazed tilt and turn window rear, electric heater, carpet, three ceiling pendants, sliding doors to kitchen.

**FITTED KITCHEN** - 13' 8" x 9' 3" (4.17m x 2.82m) Fitted kitchen with a range of wall and base units with work tops over, stainless steel sink unit with mixer tap and drainer, integrated washing machine, fridge freezer, built in oven, electric hob with extractor hood over, part tiled walls, lino floor covering.

**MASTER BEDROOM** - 18' 4" x 9' 6" (5.59m x 2.9m) Double glazed tilt and turn windows to rear with shelving under the window, carpet, built in wardrobes, electric heater.

**EN SUITE SHOWER ROOM** - 5' 8" x 5' 4" (1.73m x 1.63m) Double shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, mirrored vanity cabinet, mirror, lino floor covering.

**BEDROOM TWO** - 9' 6" x 9' 3" (2.9m x 2.84m) Double glazed tilt and turn windows, shelving under, carpet.

**BATHROOM SUITE** - 8' 9" x 5' 8" (2.69m x 1.73m) Bathroom suite comprising of panelled bath with mixer tap and shower attachment, part tiled walls, low level wc, pedestal wash



hand basin, mirror, heated towel rail.

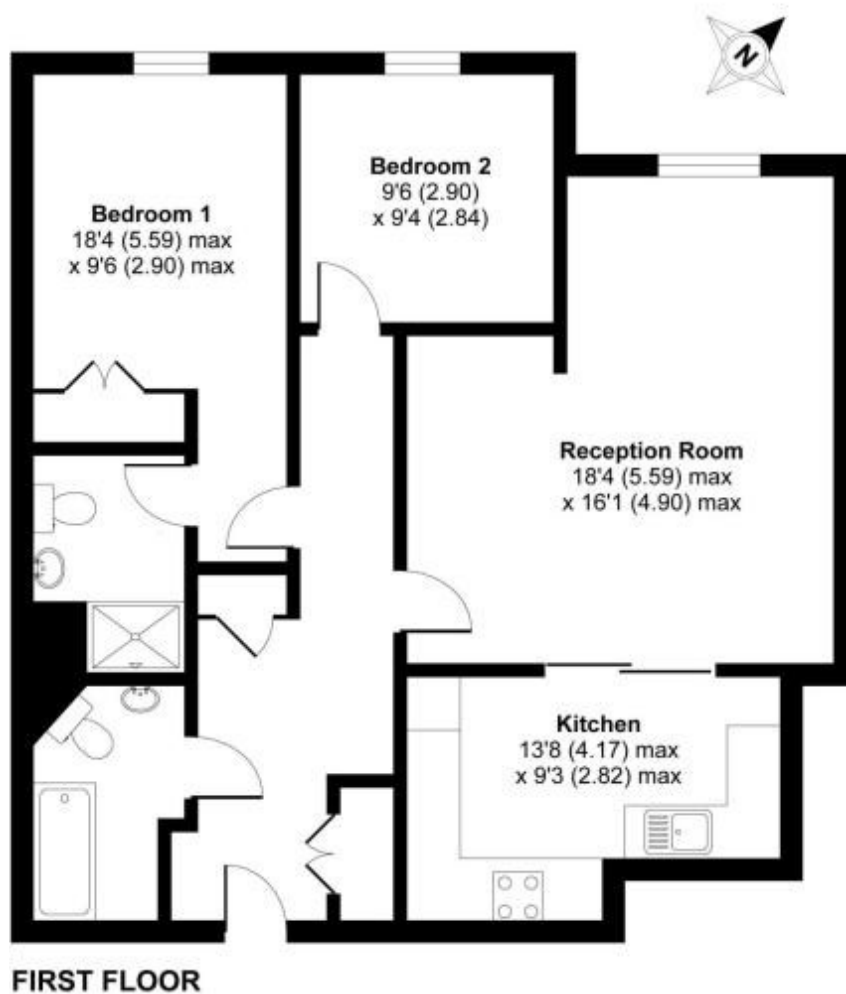
## Exterior

**PRIVATE PARKING SPACE** - Behind electric gates. One allocated parking space.

**COMMUNAL GARDENS** - Attractive communal rear gardens, circular patio area with table and seating.



APPROX. GROSS INTERNAL FLOOR AREA 880 SQ FT 81.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Additional Information

Holding fee: £311.000  
Rent in advance: £1350.00  
5 week deposit : £1555.00