

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

Hawkinge Walk, Orpington, Kent, BR5 3SB



### KEY FEATURES

- AVAILABLE NOW • LARGE MODERNISED GROUND FLOOR FLAT • TWO GOOD SIZE BEDROOMS • LARGE RECEPTION ROOM • MODERNISED FITTED KITCHEN • BATHROOM SUITE AND SEPARATE WC • DOUBLE GLAZED WINDOWS • OWN PRIVATE GARDEN • OWN LOCK UP STORAGE CUPBOARD • COUNCIL TAX BAND C

## Description

AVAILABLE NOW. A large ground floor two double bedroom flat within close distance to local shops and St Mary Cray Railway Station.

The flat comprises of two double bedrooms, large reception room, modern fitted kitchen, three piece bathroom suite, separate wc, own private rear garden and a bonus lock up storage unit.

Bromley Council Tax Band C.

Call Bishop Estates to arrange a viewing on 01689 873 796

## Location

Situated conveniently within a short walk to St Mary Cray station, local shops, bus routes and close to the popular Nugent shopping park.

## Ground Floor

**ENTRANCE HALL** - Lino floor covering, radiator, cupboard with shelving, further cupboard, entry phone system.

**RECEPTION ROOM** - 24' 1" x 11' 1" (7.36m x 3.38m) Lino floor covering, radiator, double glazed window to the front, two radiators.

**FITTED KITCHEN** - 10' 1" x 8' 11" (3.08m x 2.72m) White fitted kitchen with a range of wall and base units with work tops over, built in electric oven, gas hob over, extractor hood, tiled splashbacks, stainless steel sink unit with mixer tap, double glazed window to rear, storage cupboard housing boiler, double glazed door to rear garden.

**BEDROOM ONE** - 16' 1" x 9' 0" (4.91m x 2.75m) Wardrobe cupboard with hanging and storage, double glazed window to front, carpet.

**BEDROOM TWO** - 15' 10" x 8' 10" (4.83m x 2.7m) Double glazed window to rear, carpet, double radiator.

**BATHROOM** - Panelled bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, radiator, lino floor covering, double glazed frosted window to rear.

**SEPARATE WC** - Low level wc, frosted double glazed window to rear, lino floor covering.

**PRIVATE GARDEN** - Own private paved garden with access door to rear.

**PARKING** - On street surrounding the development



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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	72   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on

any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property and this must be discussed prior to viewing the property.