

2 Bedroom Flat for Rent - £1,495 per month

High Street, Orpington, Kent, BR6 0PF



KEY FEATURES

- MODERN TOP FLOOR FLAT
- 2 DOUBLE BEDROOMS & BUILT IN WARDROBES
- SHOWER ROOM WITH WC
- ADDITIONAL BATHROOM WITH WC
- AVAILABLE MID-NOVEMBER 2024
- OPEN PLAN KITCHEN / LOUNGE
- HIGH STREET LOCATION
- SHORT WALK TO ORPINGTON STATION
- SUIT PROFESSIONALS
- COUNCIL TAX BAND C

Description

We are pleased to present this modern 2 bedroom unfurnished top floor flat in Orpington High Street available from mid-November 2024 (Please note there is no lift at the property).

The property is located in the mid-part of the High Street between WH Smiths and Superdrug, close to the War Memorial. Perfect for professionals commuting to work with Orpington station a short walk away and several frequent bus routes at your door step. Offering 2 double bedrooms with fitted wardrobes, 2 bathroom suites, one with shower and wc, the second with a bath, sink and toilet and an open plan kitchen and lounge over looking the rear of the property.

Council Tax Band C - Bromley Council

Deposit lodged with DPS - £1846.00

One month rent in advance - £1,550

Professional referencing will be undertaken and a household income of £48,000 will be needed to pass referencing.

There is no parking associated with this property.

Location

Prime location in the centre of Orpington High Street.

Surrounded by fantastic schools including Perry Hall Primary and St Olaves Selective Secondary. The R11 bus route runs every 15 minutes perfect for students or professionals working at Orpington Hospital.

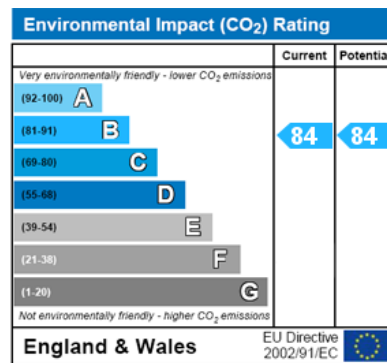
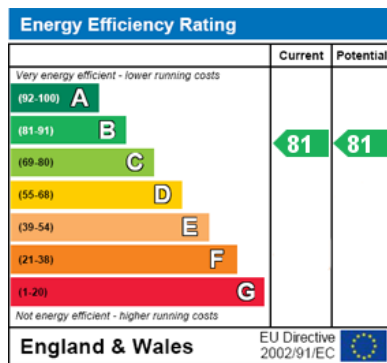
A short walk to Orpington Station for those requiring fast and direct links into central London. Surrounded by plenty of amenities and a great choice of restaurants.



SECOND 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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Additional Information

IMPORTANT NOTE TO TENANTS:

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 and will be lodged with the Deposit Protection Service for managed properties. 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.