

2 Bedroom Flat for Sale - £375,000

Marion Crescent, Orpington, Kent, BR5 2DD



KEY FEATURES

- OFFERED WITH SHARE OF FREEHOLD
- SPLIT LEVEL MAISONETTE
- TWO DOUBLE BEDROOMS
- LUXURY FITTED KITCHEN WITH APPLIANCES
- LUXURY BATHROOM SUITE TO THE FIRST FLOOR
- NEW LUXURY FLOORING THROUGHOUT
- WALKING DISTANCE OF ST MARY CRAY STATION
- COUNCIL TAX BAND C
- EPC RATING D
- NO FOWARD CHAIN

Description

Bishop Estates are pleased to offer for sale this newly refurbished split level maisonette. The property has undergone a programme of recent refurbishments and the property comprises of a hallway with spacious storage cupboard, luxury fitted kitchen to include new fitted cupboards with Granite work surfaces over, fridge/freezer, washing machine, slimline dishwasher, electric oven and gas hob. To the first floor can be found a spacious master bedroom with luxury carpet, a second bedroom, large reception room and a luxury newly fitted bathroom suite. To appreciate what this maisonette has to offer, please call Bishop Estates to arrange a viewing on 01689 873 796.

Location

From Orpington go North along the A224 towards Sidcup. Turn left into Poverest Road and right into Marion Crescent with its array of local shops. Nugent Shopping Centre and St Mary Cray Station are also within easy walking distance. Local schools include; Poverest, Perry Hall and Leeson's Primary Schools.

Ground Floor

ENTRANCE HALL - Under stairs storage cupboard, laminate flooring, tall radiator. Door to :

LUXURY FITTED KITCHEN - 11' 4" x 8' 1" (3.48m x 2.47m)

Luxury fitted kitchen with a range of wall and base units with work tops over, deep stainless steel sink unit with shower hose tap, built in electric oven with gas hob over and extractor, slimline dishwasher, fridge freezer, washing machine, laminate flooring, spot lighting, double glazed door to rear.

First Floor

LANDING - Fitted carpet, spotlighting, double glazed window to the side, access to large loft space.

LARGE RECEPTION ROOM - 14' 9" x 12' 7" (4.5m x 3.86m)

With bay window, luxury fitted carpet, tall radiator, ceiling pendant, spotlighting.

MASTER BEDROOM - 13' 5" x 11' 10" (4.11m x 3.61m)

Double glazed window to rear, luxury fitted carpet, ceiling pendant, spotlighting, tall radiator.

BEDROOM TWO - 10' 4" x 10' 4" (3.18m x 3.18m)

Double glazed bay window to front, luxury fitted carpet, ceiling pendant, spotlighting, tall radiator.

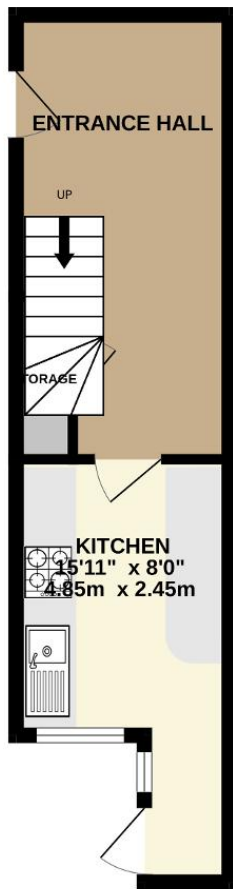
LUXURY FITTED BATHROOM - Luxury fitted bathroom

suite to include fully tiled walls and flooring, panelled bath with mixer tap and shower attachment, pedestal wash hand

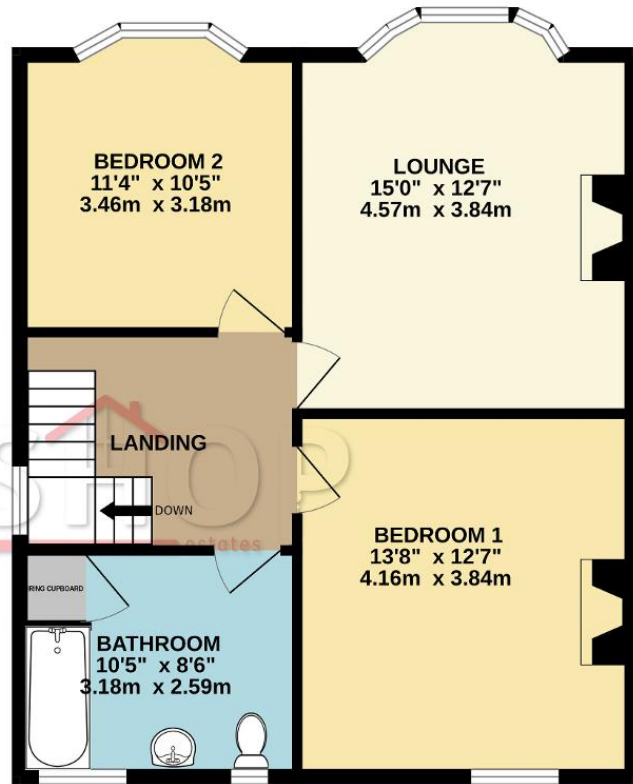


basin with mixer tap and vanity cupboard under, LED touch vanity mirror, low level wc, heated towel rail, extractor fan, panelled bath with mixer tap and shower attachment.

GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Additional Information

AML Disclaimer for Purchasers

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2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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.
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