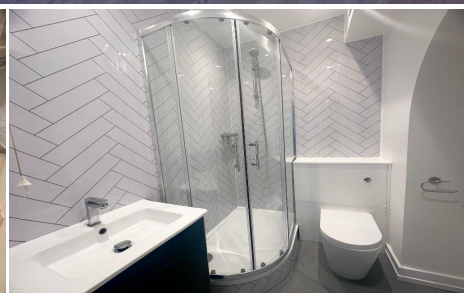


1 Bedroom Studio for Rent - £975 per month

High Street, Orpington, Kent, BR6 0NB



KEY FEATURES

- PROFESSIONAL SINGLE OCCUPANT ONLY
- AVAILABLE NOW
- NEWLY REFURBISHED SELF CONTAINED STUDIO
- MODERN SHOWER ROOM
- KITCHEN WITH FRIDGE/FREEZER, OVEN & HOB
- REFURBISHED THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- WALKING DISTANCE TO ORPINGTON STATION
- ALL BILLS INCLUDED (except TV Licence)

Description

Newly refurbished self contained Studio to rent in Orpington High Street with private modern shower room and small kitchenette. Gas central heating and double glazing. All bills included. Ideally suited to one single professional.

Location

This flat is located within Orpington High Street which is a great location for shops, new Odeon cinema, sports centre and the mainline Orpington station with fast connections into London is a 10 minute walk away. Please note there is no parking associated with this property.

Located via a side walkway to the first floor, the property is ideally positioned for access to the High Street or Berwick Way.

First Floor

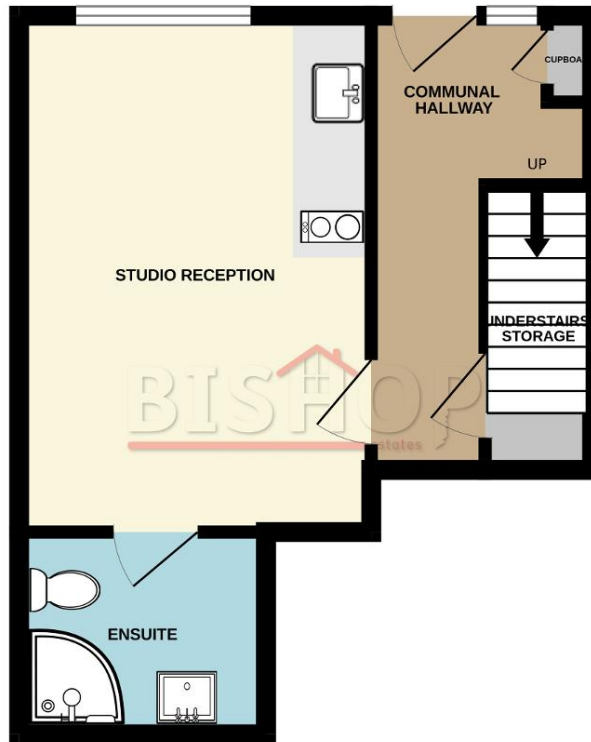
STUDIO ROOM with KITCHENETTE - 15' 3" x 10' 5" (4.66m x 3.19m) Double glazed window to rear with slatted blind, LVT floor covering, spotlighting. Radiator under window.

Kitchenette. White Gloss kitchen with sink unit and mixer tap, work tops over, selection of wall and base cupboards, integrated fridge with freezer compartment, single electric oven, two ring ceramic hob, extractor hood over, tiled splashback to side of studio.

Total room size is approx 15ft x 10ft

LUXURY EN SUITE SHOWER ROOM - 7' 3" x 6' 0" (2.22m x 1.85m) Luxury "Showerwall" finish with tile effect walls. White suite with wc, vanity unit and rectangular sink and corner shower. LVT flooring and spotlighting. Towel rail radiator.

GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 292 sq.ft. (27.1 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Not all landlords are willing to accept pets within their property.