

## 1 Bedroom Flat for Sale - £289,950

Homefield Rise, Orpington, Kent, BR6 0RT



### KEY FEATURES

- 1 BEDROOM LEASEHOLD APARTMENT
- HIGH QUALITY INTEGRATED APPLIANCES
- OPEN PLAN LIVING/KITCHEN AREA
- DOUBLE BEDROOM WITH FITTED WARDROBES
- CONTEMPORARY FAMILY BATHROOM
- PRIVATE AND SECLUDED BALCONY
- NO ONWARD CHAIN
- CENTRALLY LOCATED
- EPC RATING B
- COUNCIL TAX BAND C



## Description

Situated in Brunswick Square, a development by Berkeley Homes situated in the heart of the town centre. The smart and sophisticated communal areas set the tone for this executive apartment. Once in the apartment you are greeted by a nice wide hallway with built-in storage, video entry system, sleek white walls and wood effect flooring. Off the hallway there is a double bedroom which boasts built-in wardrobes, white walls and carpets, a three piece bathroom with contemporary fixtures and fittings and a wonderful open plan living room/ kitchen. The modern fitted kitchen boasts fitted appliances and LED lighting under the units. The living area has wood effect flooring and access out onto a private balcony. Please call Bishop Estates to arrange a viewing on 012689 873 796. 2025 first half year service charge is £1360. Ground rent is £300 per year. Lease granted in January 2015 at 250 years.

## Location

South Orpington is a location favoured by young professionals given the excellent transport links and green open spaces. It is well connected by road, with the M25 easily accessible. For those commuting to Central London, Orpington Station benefits from direct links to London Bridge, Cannon Street and Victoria. The High Street offers a variety of independent shops and High Street names as well as a selection of restaurants, cinema and leisure facilities.

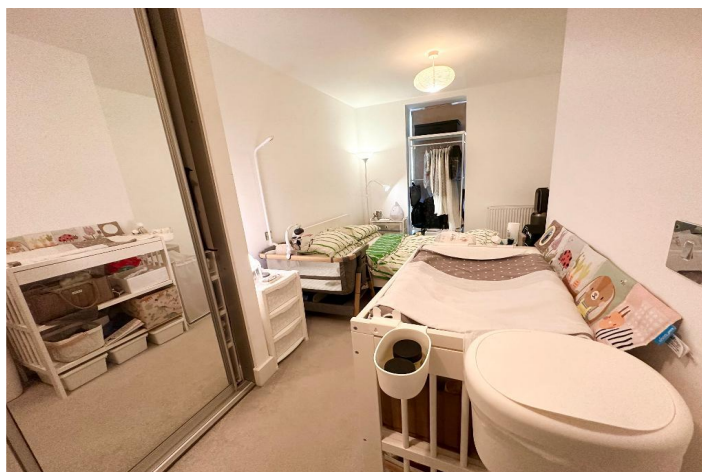
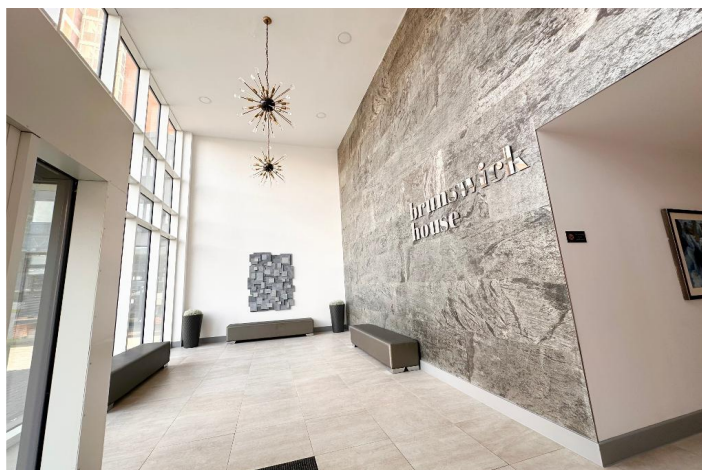
## Fourth Floor

**ENTRANCE HALLWAY** - Inset spotlighting, storage/utility cupboard with plumbing for washing machine, boiler and meters, further storage cupboard, radiator, laminated wood flooring.

**RECEPTION ROOM / KITCHEN** - 24' 11" x 13' 8" (7.62m x 4.17m) Double glazed sliding doors onto private balcony (East facing), inset spot lights, range of matching wall and base units, cupboards and drawers, work surfaces, stainless steel sink unit with mixer tap, integrated oven, induction hob with glass splashback and extractor over, integrated microwave, integrated fridge freezer, integrated dishwasher, radiators, laminated flooring.

**MASTER BEDROOM** - 17' 8" x 9' 0" (5.42m x 2.76m) Double glazed floor to ceiling window to rear, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

**BATHROOM** - 6' 2" x 6' 8" (1.9m x 2.04m) Tiled walls, inset spotlights, panelled bath with shower extension over, wash basin and low level wc inset to vanity unit, feature mirror cabinet with integrated shaving point and LED lighting underneath, chrome heated towel rail, tiled floor, shelving

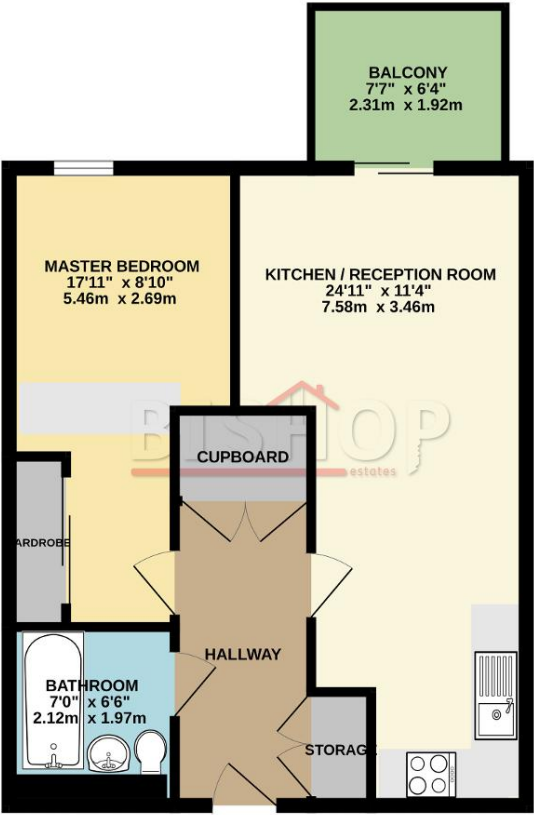


area.

Exterior

**PRIVATE BALCONY - 7' 6" x 6' 3" (2.31m x 1.93m)** Private balcony with decking and glass enclosure.

FOURTH FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 497 sq.ft. (46.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

1. MONEY LAUNDERING REGULATIONS: It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

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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