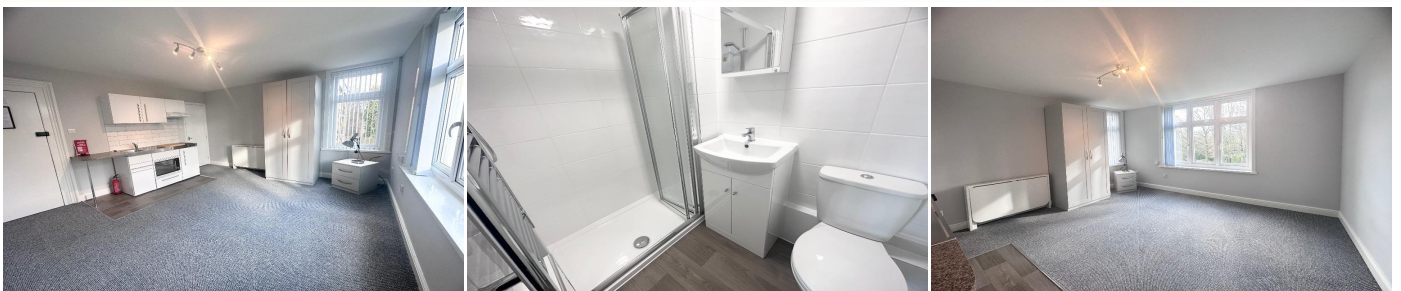


1 Bedroom Studio for Rent - £925 per month

The Approach, Orpington, BR6 0SH



KEY FEATURES

- LUXURY STUDIO FLAT • NEW KITCHENETTE • NEW SHOWER ROOM • PROFESSIONAL COUPLE CONSIDERED • OVERLOOKING LAWNED GARDENS • ONSITE LAUNDRY ROOM • LONG TERM AVAILABILITY • OFF STREET PARKING TO REAR • CLOSE TO ORPINGTON TRAIN STATION • COUNCIL TAX BAND A

Description

Suitable for single professional couple only. Sorry no children permitted at this Studio.

Bishop Estates are pleased to offer for rental this first floor overlooking the attractive gardens to the front. The allocated parking is found to the rear of the property.

The studio has a new kitchenette, new double shower room and is newly decorated. Ideal for a single working professional. Benefits include: communal laundry room, attractive communal gardens and off street parking for one car.

CCTV with night lighting and management procedures ensure that the property is secure. Benefits include: attractive communal gardens and off street parking for one car.

*** MINIMUM 12 MONTH TENANCY * AVAILABLE NOW**
Please call Bishop Estates to arrange a viewing on 01689 873796.

Location

The property has provided accommodation for medical staff from the local hospitals for many years. All the flats are self contained and there is Management staff are readily available. The property is about 3 miles from the Princess Royal Hospital and about 1 mile from the Orpington Hospital, both are on bus routes and the property is close to the High Street and railway station with fast access to London. Queen Mary's Hospital in Sidcup is accessible by bus into the hospital grounds in 20 minutes. Guy's and St Thomas's Hospital can be reached via fast train from Orpington Hospital. Denmark Hill Hospital and Maudesley Hospital can be reached by fast train in 20 minutes from St Mary Cray Station.

Ground Floor

LAUNDRY ROOM - Ground floor laundry room with coin operated washing machine and tumble dryer available for usage by all residents.

First Floor

STUDIO ROOM - 13' 9" x 13' 1" (4.21m x 3.99m) Newly refurbished studio room, double glazed windows to front, double window to side, new carpet to be fitted, White kitchenette with hob, microwave oven, fridge freezer.

SHOWER ROOM - Newly installed shower room to include double shower cubicle, low level wc, wash hand basin inset vanity unit.

Exterior

OFF STREET PARKING - Off street parking for 1 car

COMMUNAL GARDENS - Communal gardens to the front, well secluded lawn area for use by all residents



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		