

1 Bedroom Flat for Sale - £243,000

White Hart Road, Orpington, Kent, BR6 0HD



KEY FEATURES

- PURPOSE BUILT FIRST FLOOR FLAT
- DOUBLE BEDROOM
- GAS FIRED CENTRAL HEATING
- FITTED KITCHEN
- GOOD SIZE THREE PIECE BATHROOM SUITE
- OFF STREET PARKING
- LOCATED CLOSE TO HIGH STREET
- NO FORWARD CHAIN
- COUNCIL TAX BAND C

Description

A modern first floor, purpose built flat conveniently located close to the Conservation area of Orpington High Street. The property benefits from a communal entrance with stairs to the first floor, own entrance leading to open plan reception with access to a fitted kitchen. There is a double bedroom and a white three piece bathroom suite. The property is double glazed and has gas central heating. To the rear, there is a car park with an allocated parking space.

Location

The property is conveniently situated just 0.8 miles from Orpington Station and within easy reach of a selection of good local schools. Presented with access to Orpington mainline station, bus routes and the Ofsted outstanding rated Perry Hall School. Local shops are located close by, with Orpington town centre just a short walk away offering a range of restaurants, shops and leisure facilities.

Ground Floor

COMMUNAL ENTRANCE - Stairs to all floors:

First Floor

ENTRANCE HALL - Door to communal hall, built in cupboard, carpet, radiator, coved ceiling.

LOUNGE - 15' 1" x 8' 6" (4.6m x 2.6m) Double glazed window to front, coved ceiling, radiator, laminate flooring, open to kitchen area.

KITCHEN AREA - 11' 9" x 7' 11" (3.6m x 2.42m) Double glazed window to side, stainless steel single drainer sink unit set in a range of matching light wood wall and base units with work surfaces, gas hob, electric oven, cooker hood, space for fridge, space and plumbing for washing machine, cupboard housing gas fired boiler for central heating.

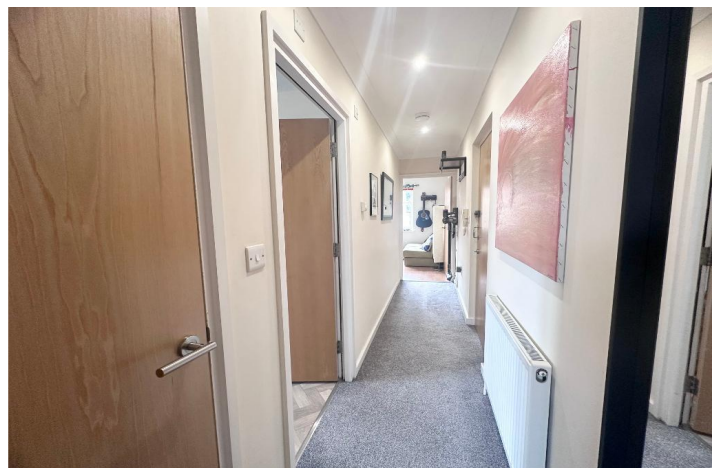
BEDROOM - 11' 8" x 7' 11" (3.57m x 2.42m) Double glazed window to rear, radiator, coved ceiling, wall lights, carpet.

BATHROOM - 8' 9" x 7' 2" (2.69m x 2.19m) White suite comprising a panelled bath with large over head shower and additional shower attachment, low flush wc, pedestal wash hand basin with vanity cupboard below, lino floor covering, 1/2 tiled walls.

Exterior

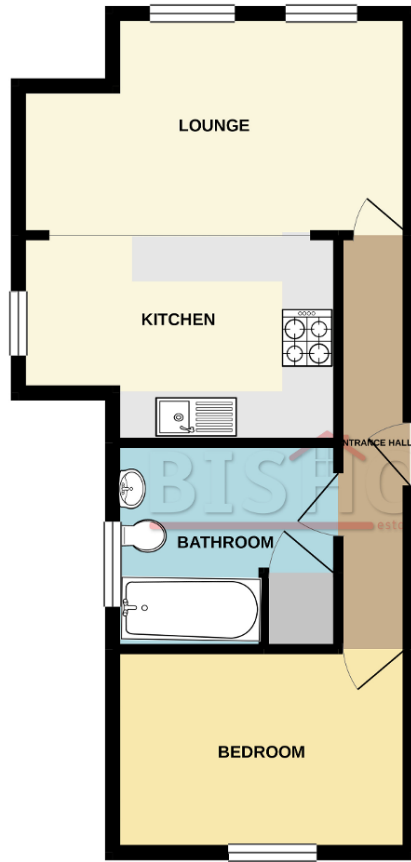
GARDENS - Communal lawns

PARKING - Off street parking space.





FIRST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 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	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Disclaimer for viewings

Some or all information pertaining to this property may have been provided solely by the vendor, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries.

If you make an offer on a property you are doing so under the knowledge that this information may have been provided solely by the vendor, and that we may not have been able to access the premises to confirm the information or test any equipment. We therefore strongly advise you to make further enquiries before completing your purchase of the property to ensure you are happy with all the information provided.

Lease- Approximately 106 years remaining
Ground Rent Charge- £200-00 per annum
Maintenance Charge- £1,200-00 per annum