

## 1 Bedroom Flat for Sale - £240,000

Killewarren Way, Orpington, BR5 4DH



### KEY FEATURES

- 1ST FLOOR DOUBLE BEDROOM FLAT • NO FORWARD CHAIN • NEW DOUBLE GLAZED WINDOWS • FULLY FITTED KITCHEN WITH INTEGRATED F/F • FAMILY BATHROOM AND SHOWER OVER BATH • SIZEABLE RECEPTION AREA • ALLOCATED PARKING SPACE • IDEAL FIRST TIME BUYER OR BTL INVESTORS • EPC RATING C • COUNCIL TAX BAND C



## Description

Bishop Estates are pleased to offer to the market this spacious leasehold first floor flat with the advantage of no forward chain. Lease end date 01 Jan 2103.

With one double bedroom and large lounge/dining room and fitted kitchen including integrated fridge/freezer and plumbing for washing machine. Family bathroom with shower over the bath. Newly fitted double glazed windows with remaining 8 year guarantee. The property also benefits from an allocated car parking space.

Easy walking distance to Orpington High Street and the Nugent shopping centre with its multiple shops and units. Ideally suited to first time buyers or Buy To Let Investors.

SERVICE CHARGE: £75.00 per month

GROUND RENT: £88.75 per quarter

## Location

Both St. Mary Cray and Orpington Stations are located circa 1 mile away (the former is slightly closer at circa 0.8m or so) and provide direct and frequent services into London. Orpington High Street and its array of; handy shops, restaurants and bars and leisure facilities is a circa 15-20 minute walk away or alternatively, just a short drive or bus ride away (with bus routes nearby). Some of the area's most popular and well-renowned Schools are also within close proximity, including St Philomenas School.

## First Floor

**HALL** - Entryphone system for main door. Built in storage cupboard. Fitted carpet

**FAMILY BATHROOM** - 5' 11" x 5' 6" (1.83m x 1.7m) White suite comprising bath with shower over. Low level w.c. wash hand basin with vanity unit under. Fully tiled walls.

**LOUNGE** - 17' 10" x 10' 0" (5.45m x 3.06m) Bright room with large double glazed window overlooking the garden. Fitted carpet.

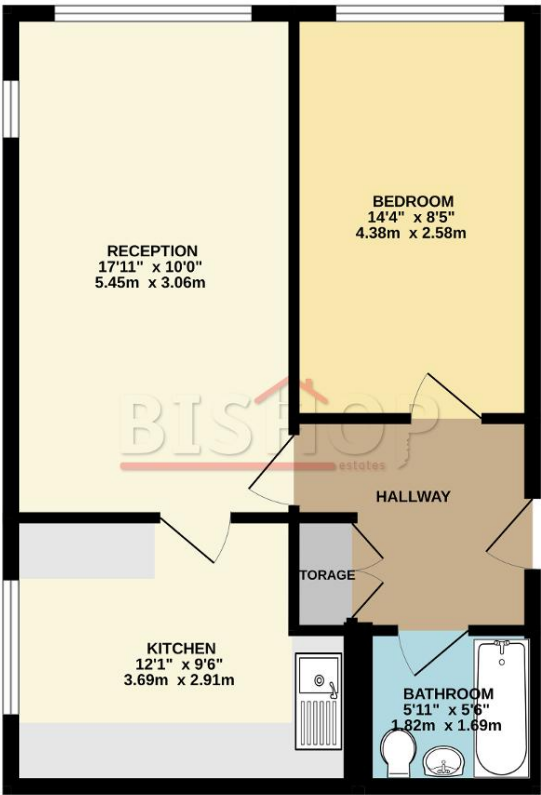
**KITCHEN** - 13' 3" x 6' 9" (4.06m x 2.09m) Double glazed window. Range of co-ordinated wall and floor storage units with worktops over. Tiled splashbacks. Electric hob. Electric oven. Stainless steel sink unit with mixer taps. Breakfast bar. Vinyl flooring. Integrated F/F. Plumbing/space for washing machine.

**BEDROOM** - 15' 1" x 8' 5" (4.61m x 2.58m) Large double glazed window overlooking the garden. Fitted carpet

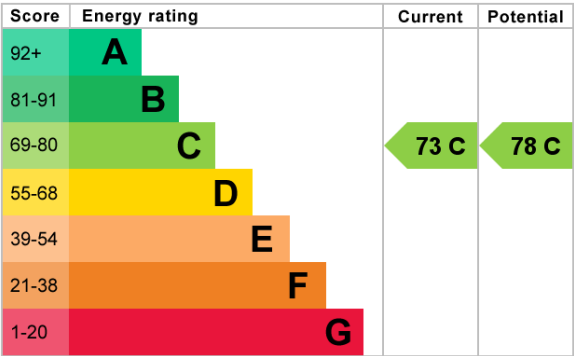




FIRST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 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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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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