

## 1 Bedroom Studio for Rent - **£1,200 per month**

The Approach, Orpington, Kent, BR6 0SH



### KEY FEATURES

- GROUND FLOOR SELF CONTAINED STUDIO • FULLY REFURBISHED • NEW FITTED KITCHEN WITH APPLIANCES • SUITABLE FOR PROFESSIONALS ONLY • NEW LUXURY SHOWER ROOM • ALLOCATED SINGLE PARKING SPACE • CLOSE ORPINGTON STATION • COMMUNAL GARDENS • COUNCIL TAX BAND A

## Description

Bishop Estates are pleased to offer this newly refurbished studio flat  
**AVAILABLE NOW.**

Ideally suited for a single occupant. The flat would be ideally for a working professional within the NHS as the property is close to Orpington Hospital and The Princess Royal Hospital.

The apartment comprises of a newly refurbished shower room, a new Kitchenette with four ring electric hob and oven, fridge with freezer compartment and microwave. The master bedroom is available furnished with a double bed (two single beds can be provided if required) and triple wardrobe.

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 BEGINNING OF JANUARY 2024.**

Please call Bishop Estates to arrange a viewing on 01689 873796.

## Location

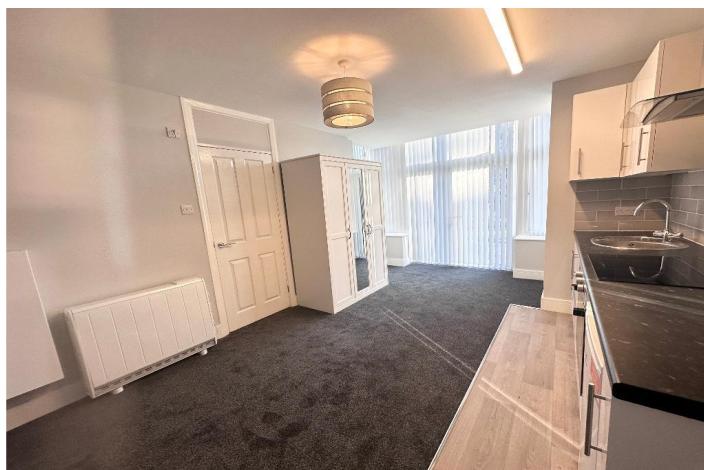
The property has provided accommodation for medical staff from the local hospitals for many years. All the flats are self contained and there is Management staff are readily available. The property is about 3 miles from the Princess Royal Hospital and about 1 mile from the Orpington Hospital, both are 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

**STUDIO ROOM - 17' 4" x 10' 8" (5.3m x 3.28m)** Newly refurbished studio room. Newly fitted carpet, double glazed windows to rear and French doors to patio area and the well maintained communal gardens.

Great size studio room with the option of a single or double bedroom, wardrobe cupboard and storage included.

Luxury fitted White gloss kitchen with a range of wall and base units, round bowl stainless steel sink unit with mixer tap, integrated hob with oven below, extractor over, under counter fridge/freezer.



**LUXURY SHOWER ROOM - 10' 3" x 2' 6" (3.14m x 0.79m)** Newly fitted fully tiled shower room with shower cubicle, wash hand basin, low level wc, wall mounted mirrored cupboard.

**PRIVATE PATIO AREA** - Own private patio area. Further communal gardens surround the property.

**OFF STREET PARKING** - 1 allocated parking space to the rear.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 81  B   | 83  B     |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |