

1 Bedroom Flat for Sale - £220,000

Coleridge Way, Orpington, Kent, BR6 0UQ



KEY FEATURES

- PURPOSE BUILT FIRST FLOOR 1 BED FLAT
- EXTENDED LEASE WITH 139 YEARS REMAINING
- CHAIN FREE
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- GOOD TRANSPORT LINKS
- IDEALLY SUITS FTB OR BUY TO LET
- WELL PRESENTED
- COMMUNAL GARDENS
- COUNCIL TAX BAND C

Description

A first floor well presented one double bedroom purpose built flat, benefiting from an extended lease with 139 years remaining, being close to Orpington High Street and station. Ideal for first time buyers and buy-to-let investors. The flat is perfectly positioned for Orpington High Street and its array of shops and supermarkets. It is equidistant to both Orpington Mainline Station and St Mary's Cray Station offering fast services into London and beyond. These purpose built flats include areas of communal gardens and benefit from security entry system. Early viewing is recommended on this popular location

Location

Coleridge way is located just off the High Street and walking distance to Priory gardens and the duck ponds. In addition to the high street, the Nugent shopping centre has outlets that include M&S, NEXT and NANDO'S to name but a few. Along with the high speed connection to London Bridge taking just 18 Minutes from Orpington Train station there is also numerous bus services serving both local and further locations. Orpington is accessed via Junction 4 of the M25 where Bluewater can be accessed via car or bus. The area also benefits from Grammar schools, a number of excellent performing junior schools as well as local actives such as golf, swimming and a well established tennis club.

Ground Floor

ENTRANCE HALL - Laminate flooring, storage cupboard housing meters and electrical fuse board.

LOUNGE/DINER - 14' 5" x 11' 1" (4.4m x 3.4m) Double glazed window with radiator under, laminate wood effect flooring, electric heater.

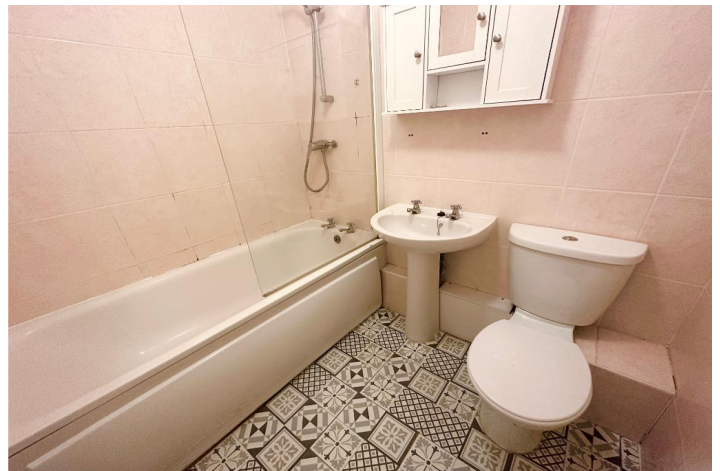
BEDROOM - 15' 1" x 11' 5" (4.6m x 3.5m) Double glazed window with radiator under. Laminated wood effect flooring, shelving area, wardrobe hanging space and side shelving, electric heater.

BATHROOM - 9' 10" x 5' 6" (3m x 1.7m) Fully tiled with three piece suite comprising, sink, low level WC, bath with shower over and side screen

FITTED KITCHEN - 10' 5" x 5' 6" (3.2m x 1.7m) Fitted kitchen with a range of wall and base units with work tops over, freestanding cooker, space for washing machine, double glazed window to rear, tiled effect flooring, stainless steel sink unit with drainer, fridge freezer, tiled splashback.

Exterior

COMMUNAL GARDENS - Well kept communal gardens to

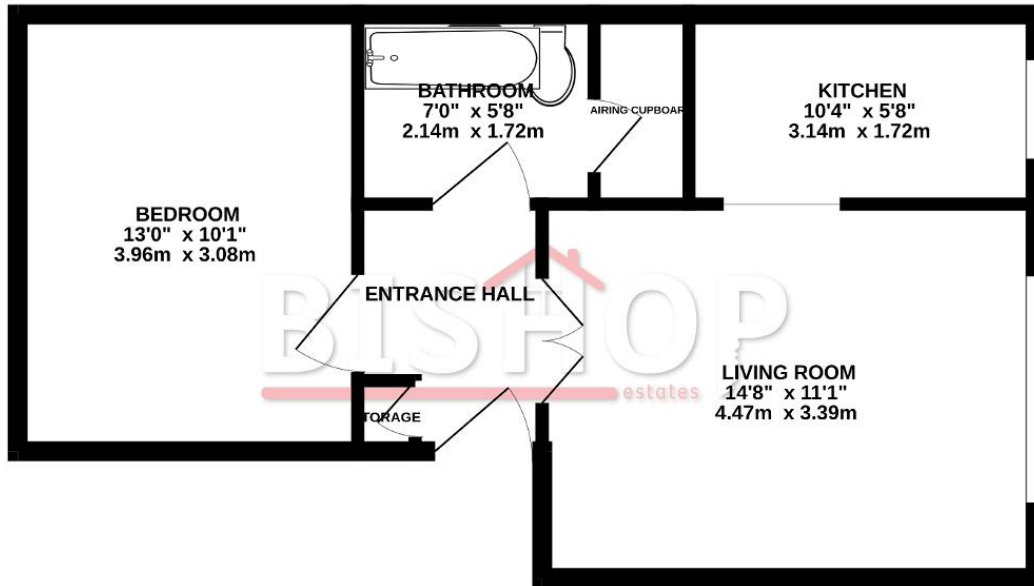


the rear.

PARKING - Allocated parking space.



GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.7 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		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Service Charge: £1,006.65 per annum with a peppercorn ground rent.