

1 Bedroom Flat for Rent - **£1,400 per month**

Bishop Butt Close, Orpington, Kent, BR6 9UF



KEY FEATURES

- GROUND FLOOR APARTMENT • FITTED KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • RECEPTION ROOM • CONSERVATORY • OWN PRIVATE REAR GARDEN • QUIET CUL DE SAC LOCATION • ALLOCATED PARKING SPACE • EPC RATING C • COUNCIL TAX BAND C

Description

****AVAILABLE AUGUST 2025****

We are pleased to present this 1 bedroom ground floor flat comprising of a double bedroom with fitted cupboards and wardrobes, shower room, fitted kitchen with appliances, reception room, conservatory, own private rear garden and off street parking space. The property is double glazed and has electric heating.

Please call Bishop Estates to view this property on 01689 873796.

Location

Located in a cul de sac location within close proximity to Orpington Hospital, Orpington station (0.7m), local shops and Central Orpington with it's vast array of shopping facilities.

Ground Floor

ENTRANCE HALL - Storage cupboard, further storage cupboard with hot and cold water tanks, storage underneath, laminate flooring.

RECEPTION ROOM - 12' 2" x 9' 3" (3.73m x 2.82m)
Laminate floor covering, double glazed patio doors to conservatory.

CONSERVATORY - 14' 1" x 8' 0" (4.3m x 2.46m) Double glazed conservatory, with double glazed doors leading to garden, laminate flooring, new roller blinds.

FITTED KITCHEN - 9' 2" x 6' 0" (2.81m x 1.83m) Fitted kitchen with a range of wall and base units with work tops over, stainless steel sink unit with mixer tap and drainer, double glazed window to rear, washing machine, fridge, freezer, built in electric oven with ceramic hob over, laminate floor covering, tall storage cupboards and drawers.

BEDROOM - 10' 9" x 8' 7" (3.3m x 2.64m) Fitted with a range of overhead cupboards and shelving, laminate flooring, double glazed window to the front.

SHOWER ROOM - Fully tiled walls, double shower cubicle, wash hand basin with vanity cupboard under, heated towel rail, low level wc, wall mounted glass fronted vanity cupboard, lino floor covering.

Exterior

OFF STREET PARKING. - Allocated off street parking space to the front.

PRIVATE REAR GARDEN - Decked area, mainly laid to lawn, garden shed, rear access gate.





GROUND FLOOR



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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case.

Not all landlords are willing to accept pets within their property.