

1 Bedroom Studio for Rent - £850 per month

The Approach, Station Road, Orpington, Kent, BR6 0SH



KEY FEATURES

- AVAILABLE START OF MAY 25
- NEWLY REFURBISHED STUDIO
- SINGLE OCCUPANTS ONLY
- IDEAL FOR NHS WORKERS
- NEW SHOWER ROOM
- KITCHENETTE WITH COOKER, HOB AND FRIDGE
- FRONT AND REAR GARDENS
- OFF STREET PARKING SPACE
- EPC RATING C
- COUNCIL TAX BAND A

Description

Bishop Estates are pleased to offer for rental this ground floor studio flat which is AVAILABLE NOW.

Ideally suited to a single occupant working within the NHS as the property is close to Orpington Hospital and The Princess Royal Hospital.

The apartment comprises of a shower room, a kitchenette with two ring electric hob and fridge freezer.

Available with optional sofa bed and dining table. There are on site laundry facilities and parking. CCTV with night lighting and management procedures ensure that the property is secure. 25% Council Tax discount for single person (Council Tax Band A)

Benefits include: attractive communal gardens and off street parking for one car. On site laundry facilities.

* MINIMUM 12 MONTH TENANCY *

* £10.00 per month for water rates *

Location

The property has provided accommodation for professional and medical staff from the local hospitals for many years. All studios are self contained and the majority have open balconies. Management staff are readily available on site. 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/KITCHENETTE - 10' 5" x 9' 5" (3.18m x 2.89m) Entry on the ground floor, into newly refurbished studio room with built in cupboard with hanging and storage for clothing, double glazed window to the side, new laminate flooring.

Kitchenette area. Range of new White Gloss cupboards and drawers with work tops over. Electric oven and two ring hob over, under counter fridge.

Sofa bed provided.

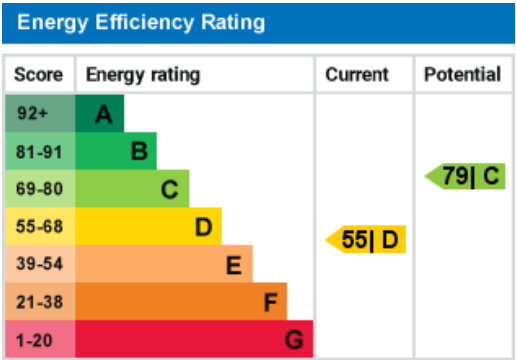
SHOWER ROOM - 8' 5" x 2' 7" (2.57m x 0.8m) Newly installed shower room with shower cubicle and electric shower, sink unit with mixer tap and vanity cupboard under, low level wc.



GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



STUDIO APARTMENT GROUND FLOOR
TOTAL FLOOR AREA: 215 sq.ft. (20.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

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.