

## 2 Bedroom Retirement Home for Sale - £299,950

High Street, Orpington, Kent, BR6 0LA



### KEY FEATURES

- SECOND FLOOR RETIREMENT APARTMENT • TWO DOUBLE BEDROOMS • MASTER BEDROOM WITH EN SUITE • FITTED KITCHEN WITH APPLIANCES • DOUBLE GLAZED • ALLOCATED OFF STREET PARKING SPACE • FULLY REFURBISHED COMMON AREAS • NEWLY REFURBISHED RESIDENTS LOUNGE • EPC RATING C • COUNCIL TAX BAND C



## Description

SECOND FLOOR RETIREMENT PROPERTY WITH OPEN PLAN LOUNGE/DINER AND FULLY FITTED KITCHEN OVER 775 SQ FT  
IMPRESSIVE RECEPTION HALL WITH STORAGE CUPBOARDS  
MODERN DIGITAL 24 HOUR SECURITY AND CONTACT SYSTEM AND VIDEO ENTRY SYSTEM  
REFURBISHED COMMUNAL LOUNGE AND OVERNIGHT VISITORS' GUEST SUITE AVAILABLE ON REQUEST  
REMOTE CONTROLLED GATES.  
ALLOCATED CAR PARKING SPACE  
COUNCIL TAX BAND C  
EPC RATING C

## Location

Orpington High Street and adjacent Walnuts Shopping Centre contain a variety of high-street shops, pubs and restaurants. A large Tesco supermarket opened in 2009. There is also a general market three days a week in front of Orpington College.

The Walnuts Leisure Centre, just east of the High Street, has a six-lane, 33.3 metre indoor swimming pool, squash courts and a gym with sauna and steam room, as well as a sports hall used for activities such as badminton, basketball, trampolining and fitness classes.

The Nugent Retail Park is located to the north of the high street, in the St Mary Cray area. This has a number of well-known outlets including Marks and Spencer, Waterstones, Next and Cotswold Outdoors. Available in the vicinity of Nugent Retail Park are several other "big box" retail outlets.

## Ground Floor

**COMMUNAL ENTRANCE** - Electric gates open to the car park and the communal gardens at the rear which can also be accessed via the residents lounge. Secure entry system to communal entrance hall: Lift and stairs lead to the upper floors.

**RESIDENTS LOUNGE** - Newly decorated residents lounge with seating area, large dining room table and access to the rear gardens. Kitchenette for the use of making tea and coffee.

## Second Floor

**ENTRANCE HALL** - Storage heater: access to loft: video entry phone: cupboard housing electric consumer unit, water system and boiler: built-in cloaks cupboard with lighting.



**LOUNGE / DINING ROOM - 18' 6" x 12' 11" (5.64m x 3.96m)**

Bay window to front: further window to front: wall mounted storage heater: entry phone extension: double sliding doors to:



**FITTED KITCHEN - 12' 11" x 8' 0" (3.96m x 2.44m)**

Range of matching wall and base units with worktops over: 1.5 bowl single drainer stainless steel sink unit with mixer taps: plumbed for dishwasher: integrated washer/dryer: built in electric oven: electric hob with extractor hood over: space for upright fridge/freezer: part tiled walls, sliding doors to lounge.

**MASTER BEDROOM - 14' 2" x 10' 2" (4.34m x 3.12m)**

Double glazed window to front: built-in wardrobe: wall mounted night storage heater: entry phone extension, fitted carpet.

**EN SUITE** - Double shower cubicle, low level w.c.: pedestal wash hand basin: electrically heated towel rail: part tiled walls.



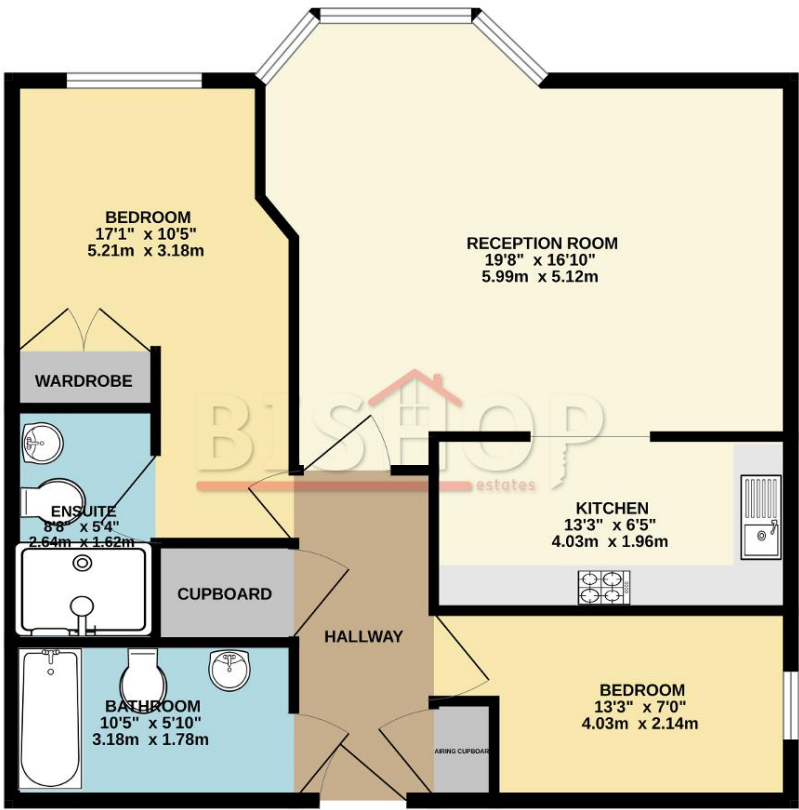
**BEDROOM 2 - 12' 11" x 8' 0" (3.96m x 2.44m)** window to side: wall mounted storage heater, carpet.

**BATHROOM** - Panelled bath with handheld shower and mixer tap: low level w.c.: pedestal wash hand basin: wall mounted mirror with strip light and shaver point: wall mounted electric heater: extractor fan: electrically heated towel rail: part tiled walls.





SECOND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 775sq.ft. (72.0 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		
69-80	C	72   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

LEASEHOLD INFORMATION: 125 year lease from 1st January 2003  
GROUND RENT: £200 per annum payable in two instalments (1st January, £100 and 1st July, £100) MAINTENANCE CHARGE: £370.15 in 2025  
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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.
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