

## 1 Bedroom Flat for Sale - £265,000

Taylor Close, Orpington, Kent, BR6 9UH



### KEY FEATURES

- FIRST FLOOR SELF CONTAINED FLAT • MODERN FITTED KITCHEN WITH APPLIANCES • WHITE FITTED BATHROOM SUITE • DOUBLE BEDROOM • DOUBLE GLAZED • OFF STREET PARKING SPACE • NO ONWARD CHAIN • LONG LEASE OF 957 YEARS • COUNCIL TAX BAND C • EPC RATING D

## Description

Bishop Estates present this purpose built 1st floor maisonette, located in Orpington South in a very popular location. The property consists of a modern white gloss fitted kitchen with appliances, bathroom suite, double bedroom, lounge/dining room and double glazing. A perfect buy for a First Time Buyer or Buy to Let investor. Rental values approximately £1250pcm. Please call Bishop Estates to arrange a viewing on 01689 873796.

## Location

From our office proceed to the War Memorial roundabout and continue straight over. Continue straight along Sevenoaks Road until you pass under the Railway Bridge. Turn right into Stapleton Road, Left into Mitchell Road, left into Strickland Way and left into Taylor Close. The property can be found just on the left hand side. The property lies within a short walk of public transport and easy reach of Orpington High Street. Green Street Green is a similar distance providing more local day to day amenities as well as Waitrose supermarket. Bromley further afield, offers an excellent selection of good quality shops together with most of the major department stores. Those wishing to commute can use either Orpington or Chelsfield Main Line Railway Stations which provide fast and frequent services to central London.



## Ground Floor

**ENTRANCE HALL** - Fitted carpet.

## First Floor

**BEDROOM ONE** - 10' 2" x 9' 10" (3.12m x 3.02m) Double glazed window to rear, cupboard housing hot water tank, recessed storage and hanging area, fitted carpet.

**RECEPTION ROOM** - 15' 8" x 10' 5" (4.8m x 3.2m) Storage cupboard, two double glazed windows to front, carpet.

**FITTED KITCHEN** - 9' 6" x 6' 0" (2.92m x 1.83m) Modern White gloss fitted kitchen with a range of matching wall and base units, lino floor covering, double glazed window to front, fridge/freezer, washing machine, built in electric oven with hob over and extractor, part tiled walls, stainless steel sink unit with mixer tap and drainer.

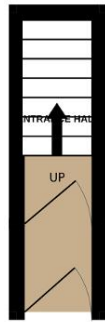
**BATHROOM** - 8' 5" x 4' 3" (2.58m x 1.3m) Comprising of a panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls.

## Exterior

**ALLOCATED PARKING** - One allocated parking space.

ENTRANCE FLOOR

1ST FLOOR



BISHOP  
estates

1ST FLOOR SELF CONTAINED FLAT

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

1. MONEY LAUNDERING REGULATIONS: It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Bishop Estate Agents Limited.