

## 2 Bedroom Maisonette for Rent - **£1,650 per month**

Aynscombe Angle, Orpington, Kent, BR6 0JH



### KEY FEATURES

- AVAILABLE NOW!
- TOP FLOOR APARTMENT
- LARGE RECEPTION ROOM/DINING ROOM
- THREE PIECE BATHROOM SUITE
- MASTER BEDROOM WITH EN-SUITE
- FITTED KITCHEN WITH APPLIANCES
- WALKING DISTANCE OF ORPINGTON STATION
- GATED ALLOCATED PARKING SPACE
- COUNCIL TAX BAND B
- EPC RATING E

## Description

A well presented two bedroom top floor apartment located in a sought after location. The property comprises of a large reception/dining room, fitted kitchen with electric hob, oven and fridge freezer, bathroom suite, master bedroom with further en-suite shower room and a further double bedroom. The property is available now !

Please call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

Aynscombe Angle is located within the Conversation area off Orpington High Street with access to Priory Gardens. Orpington town centre boasts an array of restaurants, coffee shops and wine bars along with a variety of shops and a cinema. Bus routes are closeby as is Orpington train station serving central London.

## Top Floor

**ENTRANCE HALL - 15' 11" x 3' 3" (4.87m x 1.01m)** Laminate wood floor, two storage cupboards, radiator, entry phone system.

**LARGE RECEPTION ROOM/DINING ROOM - 25' 11" x 10' 10" (7.92m x 3.31m)** Fitted carpet, radiator, two double glazed windows to front with secondary glazing.

**FITTED KITCHEN - 9' 3" x 7' 0" (2.83m x 2.15m)** Fitted kitchen with a matching range of wall and base units with work tops over, part tiled walls, tiled flooring, stainless steel sink unit with mixer tap and drainer, electric oven and hob, fridge freezer, space for washing machine.

**MASTER BEDROOM - 16' 4" x 9' 0" (5.01m x 2.76m)** Fitted carpet, double glazed window to rear, two wardrobe cupboards, radiator.

**EN SUITE SHOWER ROOM - 7' 2" x 6' 9" (2.21m x 2.08m)** Comprising of shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring.

**BEDROOM TWO - 9' 10" x 9' 8" (3.01m x 2.97m)** Double glazed window to rear, fitted carpet, radiator, wardrobe cupboard, two side units.

**BATHROOM - 10' 10" x 5' 10" (3.31m x 1.81m)** Bathroom suite comprising of panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, radiator, cupboard housing boiler, tiled floor.

## Exterior

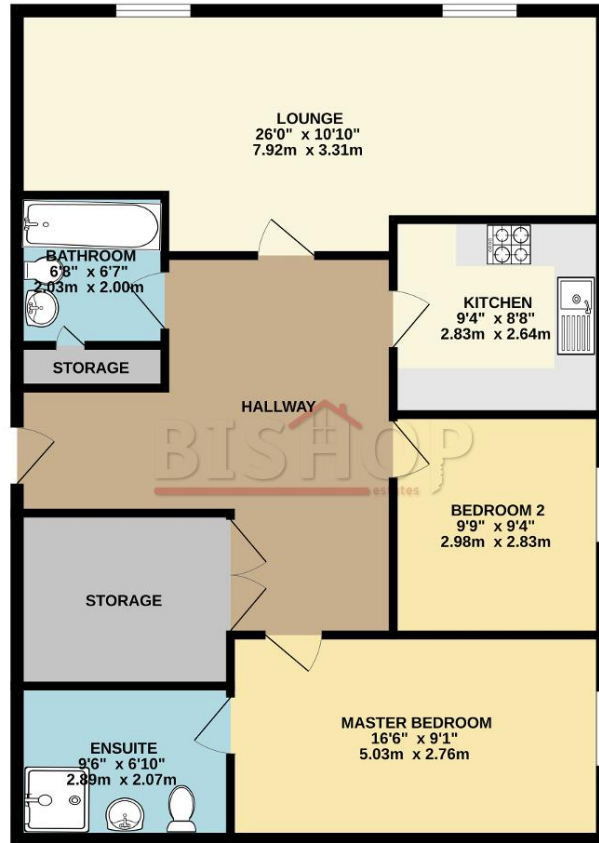
**PARKING** - Secure parking to the rear via double gates. 1 allocated space.







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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	54 E
21-38	F		
1-20	G		