

2 Bedroom Retirement Home for Sale - £275,000

High Street, Orpington, Kent, BR6 0LA



KEY FEATURES

- EXCEPTIONALLY SPACIOUS GROUND FLOOR FLAT • TWO DOUBLE BEDROOMS, ONE EN SUITE •
- GENEROUS LOUNGE/DINER • FITTED KITCHEN & INTEGRATED APPLIANCES • 24 HOUR SECURITY & VIDEO ENTRY SYSTEM •
- MANAGER ON SITE (LIMITED HOURS) • PLEASANT COMMUNAL GARDEN WITH FURNITURE • GATED PARKING TO THE REAR FOR ONE CAR • EPC RATING C • COUNCIL TAX BAND C

Description

This is a truly spacious ground floor apartment in a delightful and peaceful complex of just 24 retirement apartments, conveniently located towards the Conservation area of Orpington High Street, located at the The building has easy access to a good range of shops, cafes, restaurants, leisure facilities, all in close proximity, in addition to local bus routes and the mainline station. Discounted or free public travel within the Greater London area is available to age-eligible residents through the Oyster card and Freedom Pass schemes.

Just opposite the building area are the highly rated Priory Gardens where visitors can enjoy leisurely walks around the lakes and historic buildings.

The entrance to the building has a video security entry phone system link to each flat.

On the ground floor is the Manager's office, reception desk and a large communal lounge for the enjoyment of residents and guests which is also used as a location for special events and coffee mornings. There is a kitchenette attached to the communal lounge area and a WC next door in the foyer for residents' and guests' convenience.

The lounge also incorporates direct access to the communal garden area, where residents can enjoy a relaxed, secure and comfortable external environment. An overnight visitors' guest suite is also located on the ground floor. The property is easily accessible through the well cared for and heated hallways. Allocated parking (Bay 8)

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, Next, Boots and Hotel Chocolat. Available in the vicinity of Nugent Retail Park are several other "big box" retail outlets.

Ground Floor

COMMUNAL ENTRANCE HALLWAY -

HALLWAY - The spacious reception hall has a wall



mounted electric heater, a good size built-in cupboard with hanging and a second cupboard incorporating the hot water tank with ample space and heat for airing. Both double door cupboards are auto illuminated when accessed.

LOUNGE - 19' 7" x 13' 0" (6m x 3.98m) This is an impressive open plan lounge/dining room with Georgian double glazed window to front overlooking garden. There is one electric heater and sliding doors to the kitchen which may be left open to the lounge/diner. Fitted carpet. 2 centre lights.

KITCHEN - 12' 7" x 6' 3" (3.87m x 1.93m) A spacious tiled fitted kitchen with ample space and good accessibility. Plenty of wall and base units overlaid with worktops, stainless steel sink unit with mixer tap and drainer, built in Bosch electric oven, built in electric hob and extractor and integrated Neff washing machine, integrated Bosch dishwasher and integrated fridge/freezer.

MASTER BEDROOM - 19' 5" x 10' 0" (5.93m x 3.07m) Spacious double bedroom featuring generous built in double wardrobe and dressing table, direct access to the en suite shower room, tilt and turn Georgian style window to the front elevation of the complex, electric heater to one side. Fitted carpet.

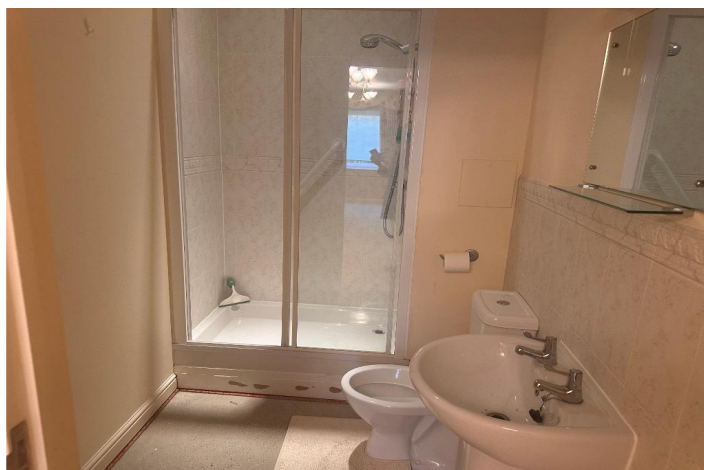
EN-SUITE - 5' 2" x 7' 11" (1.61m x 2.43m) Walk in shower unit. Low level w.c. Pedestal wash hand basin. Dimplex extractor fan, heated towel rail, glass shelving unit. Part tiled.

BEDROOM 2 - 14' 1" x 7' 11" (4.31m x 2.42m) Double glazed Georgian window to front, overlooking garden area. Built in dressing table unit and double wardrobe. Fitted carpet. Electric radiator.

BATHROOM - 8' 11" x 6' 2" (2.75m x 1.89m) Part tiled walls. Low level w.c. Pedestal wash hand basin bath with mixer taps. Built in storage unit. Heated towel rail

Exterior

REAR GARDEN - GARDENS - Lawn and shrubbery, an attractive and secure leisure area with garden furniture for use by residents







TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Service charge £370.15 from Jan 2025
Ground rent £100.00 twice yearly