

## 1 Bedroom Studio for Rent - **£1,100 per month**

The Approach, Orpington, Kent, BR6 0SH



### KEY FEATURES

• FULLY FURNISHED GROUND FLOOR STUDIO • SINGLE OCCUPANTS ONLY • NEW KITCHEN WITH COOKER, HOB AND FRIDGE • NEW BATHROOM, FLOORINGS AND FITTINGS • WATER RATES ADDITIONAL £20 PER MONTH • ALLOCATED FREE PARKING AVAILABLE • MINIMUM 12 MONTHS CONTRACT • ON SITE LAUNDRY • EPC RATING C • COUNCIL TAX BAND A



## Description

Bishop Estates are pleased to offer for rental this fully furnished ground studio flat which is available now and move in ready.

Recently refurbished, this modern decorated studio apartment with white high gloss kitchen, microwave, electric built in oven, 4 ring ceramic hob, extractor fan, fridge with freezer compartment. Also newly tiled bathroom with new shower with new flooring. Fully furnished, a new bed will be supplied, you can choose sofa bed, single or double bed.

Ideally suited to a single occupant working within the NHS as the property is close to Orpington Hospital and The Princess Royal Hospital. Furnishing included with optional sofa bed and dining table. New energy efficient electric heaters. 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.

\* MINIMUM 12 MONTH TENANCY \*

\* £20.00 per month for water rates \*

## Location

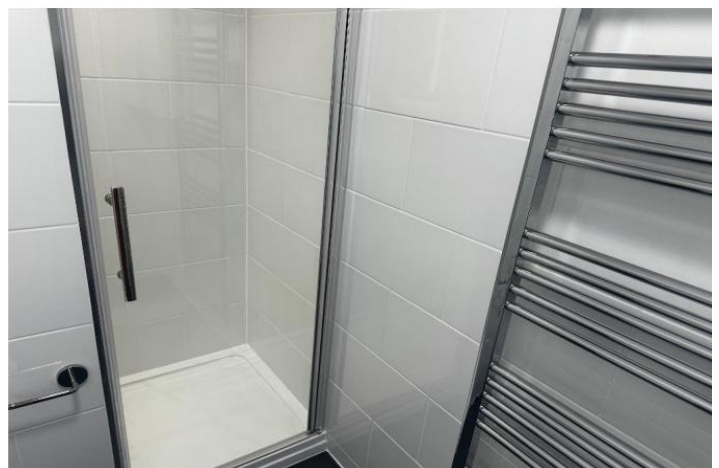
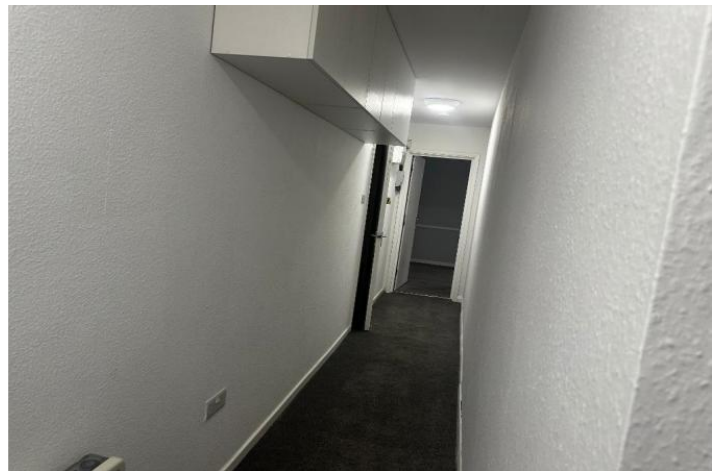
The property has provided accommodation for professional and medical staff from the local hospitals for many years. All studios are self contained and the this property is located on the ground floor with access to communal gardens and on site laundry. Management staff are readily available on site and the minimum tenancy is 12 months. 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

**COMMUNAL ENTRANCE HALLWAY** - Entrance on the ground floor, the Studio is located within the main entrance and to the left:

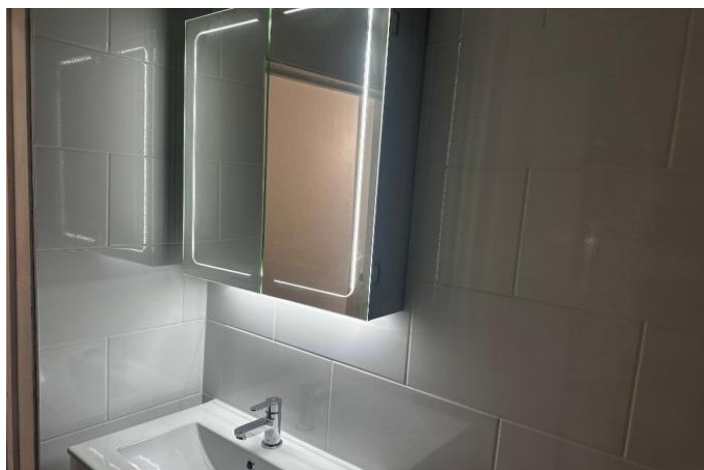
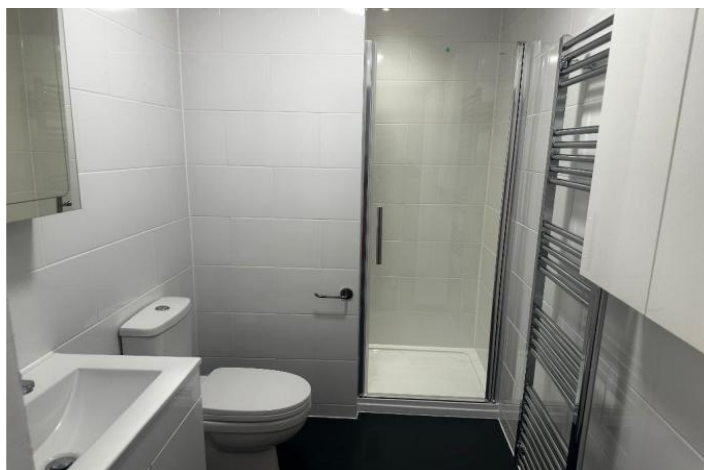
**HALLWAY** - 21' 9" x 9' 6" (6.65m x 2.91m) Fitted carpet, electric storage heater, meter cupboard and 3 double white gloss storage cupboards. Full length mirror

**SHOWER ROOM** - 4' 9" x 8' 0" (1.45m x 2.44m) Newly fitted shower room with fully tiled walls. Extractor fan, vinyl

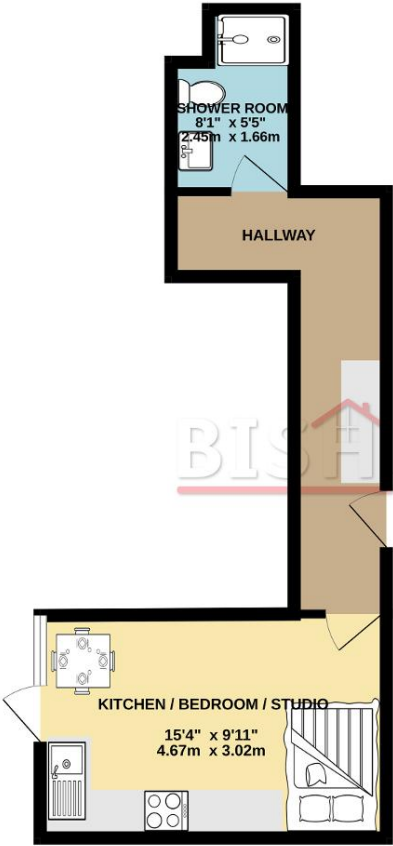


flooring. Low level w.c., wall mounted wash hand basin with vanity unit under and light up mirror above. Heated towel rail. Walk in fully tiled shower unit.

**KITCHEN / LIVING / BEDROOM STUDIO - 9' 9" x 15' 7"**  
**(2.99m x 4.76m)** Newly refitted and redecorated. Laminate flooring, electric storage heater. Matching White High gloss fitted wall and base units with built in oven and 4 ring ceramic hob, extractor fan above, undercounter fridge with freezer compartment, microwave, stainless steel sink unit with mixer taps and fully tiled surround. Table and chairs. High gloss wardrobe and drawers to match. Double glazed door and window to rear with fitted vertical blinds.



GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 288 sq.ft. (26.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.