



Flat 189a High Street, Orpington, BR6 0PF
£370,000

Flat 189a High Street, Orpington,
BR6 0PF

- Modern Fitted Kitchen
- Modern Fitted Bathroom
- 3 Bedrooms
- Great Location on the High Street
- Large lounge / Diner
- Walking distance to Orpington Station
- Council Tax Band C



Lovely spacious 3 bedroomed split level flat conveniently situated on the Orpington High Street and within 15 minutes walk to Orpington Station. Modern fitted kitchen and bathroom, with a large kitchen/diner and spacious lounge. There is also a decked garden area at an approximate size of 17'6 x 16'6.



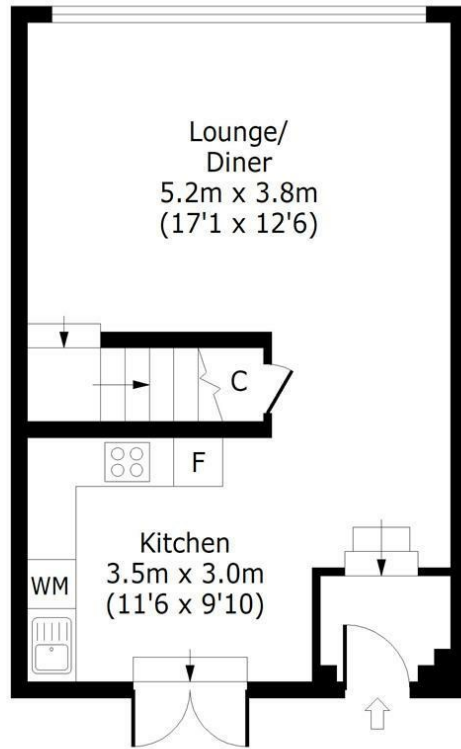
Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



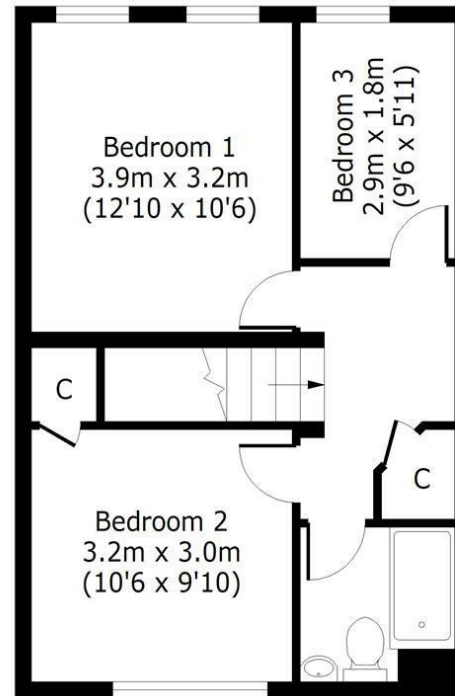
First Floor

Approx. 42.1 sq. meters
(453 sq. feet)



Second Floor

Approx. 42.1 sq. meters
(453 sq. feet)



Total area: approx. 84.2 sq. meters (906 sq. feet)
For illustration purposes only - not to scale

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01689 819991

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