



## White Hart Road, Orpington, Kent, BR6 0HD

£250,000 Leasehold



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Viewing comes highly recommended of this well presented first floor apartment. It's convenient setting, within a very short walk of Orpington High Street, as well as bus routes and Orpington Station make it an ideal purchase as an investment, pied de terre for central London, or as a first time buy. Offering bright, tastefully decorated accommodation with double glazing and gas fired central heating, there is a good sized double aspect lounge with open-plan kitchen, double bedroom, and modern bathroom suite. Outside, there are communal grounds, plus an allocated parking space. Worthy of note, too, is that the remaining lease length is approximately 106 years.. Orpington High Street boasts an array of shops, plus many coffee shops, bars and restaurants, as well as gyms, and of course the Odeon cinema complex. The mainline railway station has a fast and frequent service up to London, or down to the coast.

## **Communal Entrance**

Entryphone system. Staircase leading to all floors.

## **Hallway**

Entryphone. Coving to ceiling. Downlighting. Single panel radiator. Deep storage cupboard.

## **Lounge with Kitchen Area**

LOUNGE: 15'1" x 8'6"

Large double glazed window to front with single panel radiator beneath. Laminate flooring. Coving to ceiling. Downlighting.

## **KITCHEN: 11'9" x 7'11"**

Fitted with a comprehensive range of wall, base and drawer units together with colour coordinated marble effect worktops. Matching cupboard housing Vaillant gas fired central heating combination boiler. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Integrated four burner gas hob with stainless steel splashback, and matching extractor hood above, together with electric oven beneath. Additional appliance space including space and plumbing for washing machine. Laminate flooring. Additional single panel radiator. Additional double glazed window to side. Coving to ceiling. Downlighting.

## **Bedroom**

11'8" x 7'11" (3.56m x 2.41m)

Double glazed window to rear overlooking the communal grounds, and with single panel radiator beneath. Coving to ceiling.

## **Bathroom**

A good sized bathroom, and being attractively fitted with a modern white suite comprising: panel bath with recently fitted shower unit with both handheld and fixed large "rain drop"

shower heads; pedestal wash hand basin, and low level WC. Ladder style radiator. Partly tiled walls with "mosaic" style tiled border. Downlighting. Attractive flooring. Double glazed obscure window to side.

### Communal Areas

Surrounding the block of flats. To the rear, there is a lawned garden area, and this leads onto:-

### Allocated Parking Space

### Agent's Note:-

The following information is provided as a guide only, in all good faith, and should be verified by a purchaser and/or their solicitor prior to exchange of contracts-

Council Tax Band: "C"

EPC Rating: "C"

Total Square Meters: Approximately 47

Total Square Feet: Approximately 506

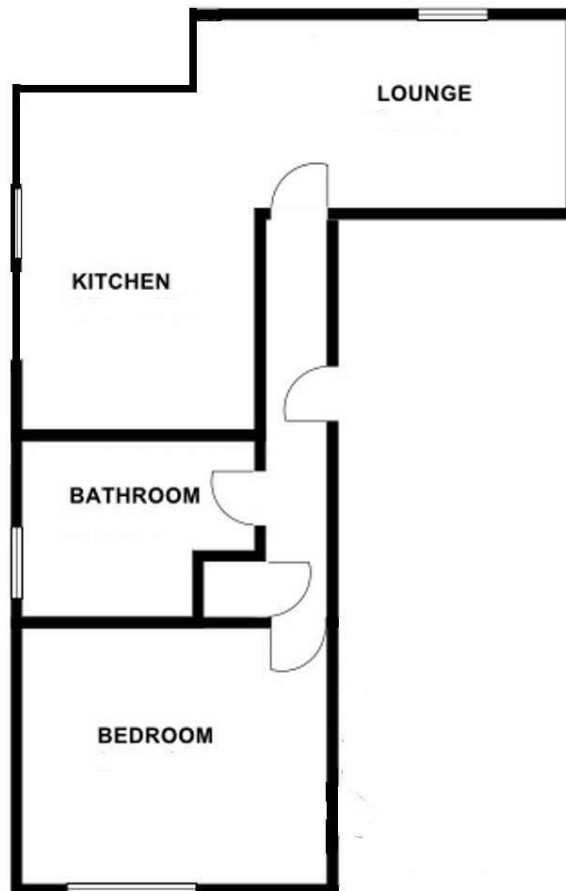
Lease- Approximately 106 years remaining  
Ground Rent Charge- £200-00 per annum  
Maintenance Charge- £1,200-00 per annum

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.





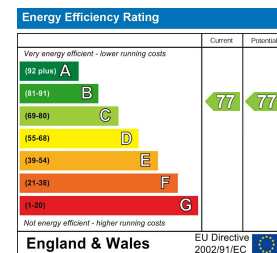
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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