



## Orchard Grove

, Orpington, BR6 0SR

£340,000



# Orchard Grove

, Orpington, BR6 0SR

£340,000



## Description

This particularly well located, spacious ground floor flat is situated within a short walk of Orpington's mainline station with it's fast and frequent service to London, and also the High Street with it's vast selection of shops, gyms, bars, coffee shops and restaurants, plus the Walnuts Leisure Centre, The Priory Gardens park, and the Odeon Cinema. The apartment is offered to the market with the advantage of a Share Of Freehold (remaining lease length approximately 980 years), no onward chain, and it has recently been redecorated. The spacious and well presented accommodation on offer includes: a lounge with large picture window, refitted kitchen and modern shower room, plus two double bedrooms both with built-in wardrobes. The property is double glazed, and with electric individually digitally controlled radiators. Ideally suited as a buy-to-let investment, a first-time-buy, or for a purchaser either looking to downsize to a ground floor apartment in the centre of town, or needing to commute daily up to London, viewing comes highly recommended.

## Communal Entrance

Communal entrance door with entryphone system.

## Entrance Hall

Entryphone system. Electric radiator. Airing cupboard housing hot water cylinder. Double doored cloaks cupboard. Additional cupboard.

## Lounge

15'0" x 11'3" (4.57 x 3.43)

Large double glazed picture window to the front. Electric radiator. Coving to ceiling.

## Kitchen

11'0" x 7'0" (3.35 x 2.13)

Re-fitted with a white contemporary style range of matching wall, base and drawer units and colour coordinated marble effect worksurfaces with integrated stainless steel single bowl single drainer sink unit with mixer tap over. Under cabinet lighting. Colour coordinated partly tiled walls. Integrated Bosch electric ceramic hob, with Zanussi electric oven beneath, and with concealed extractor hood above. Double glazed window to the rear. Space and plumbing for a purchaser's freestanding washing machine and/or dishwasher, and space for a purchaser's freestanding upright fridge/freezer. Extractor fan.

## Bedroom

13'6" x 8'6" (4.11 x 2.59)

Double glazed window to the front, Electric radiator. Built-in double doored wardrobe cupboard. Coving to ceiling.

## Bedroom

11'6" x 11'3" (3.51 x 3.43)

Double glazed window to the rear, Electric radiator. Built-in wardrobe cupboard. Coving to ceiling.

## Shower Room

Fitted with a white suite comprising:- low level WC, fully tiled corner shower cubicle, and pedestal wash hand basin. Heated towel rail. Partly tiled walls with decorative colour coordinated border. Extractor fan. Wall mounted Dimplex fan heater. Electric heated towel rail. Double glazed frosted window to the rear.

## Outside

Communal gardens, and allocated under-building parking space.

Tel: 01689 821904

## Lease Details & Charges

We understand that this property has a Share Of Freehold.

Lease: 999 years from 24th June 2005 (Approximately 980 years remaining).

Maintenance Charge & Ground Rent combined : £2,050 P/A (including Buildings Insurance, garden and building maintenance, window cleaning, and communal lighting).

Review Date - TBA

## Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "C"

EPC Rating: "E"

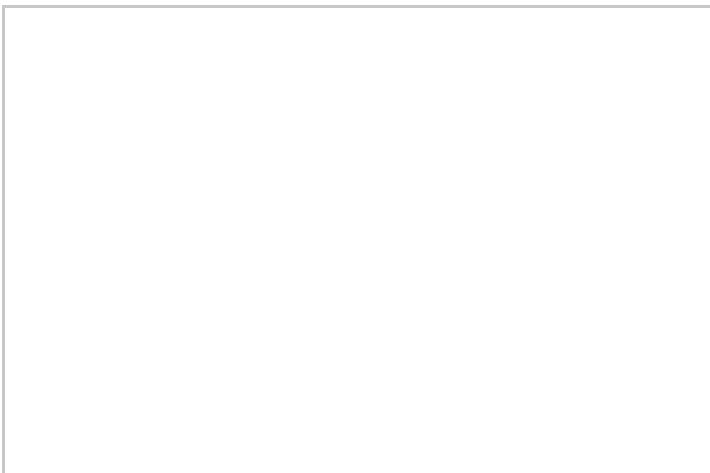
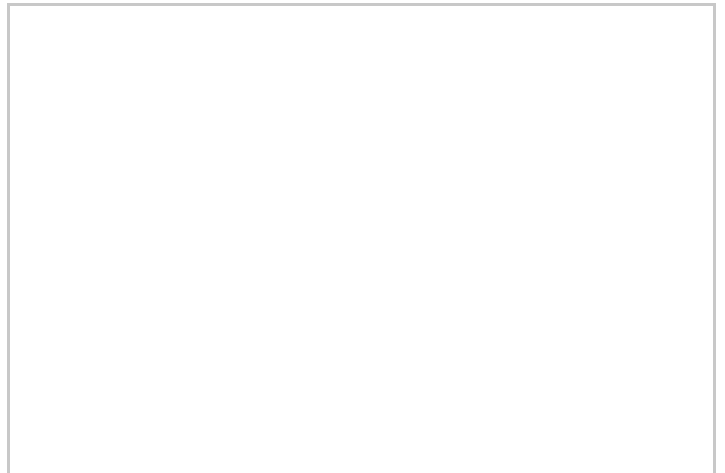
Total Square Meters: Approximately 68

Total Square Feet: Approximately 731

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout

and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





## Road Map



## Hybrid Map



## Terrain Map



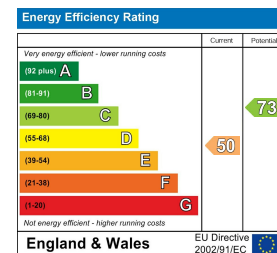
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.