



Station Road, Orpington, Kent, BR6 0RY

Asking Price £325,000 Leasehold



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ENTRANCE

Lifts and stairs to 3rd floor

HALL

Entryphone, radiator, storage cupboard, cupboard housing boiler.

BATHROOM

Lovely modern suite with panelled bath, mixer taps and shower attachment, shower screen, combined

BATHROOM.

White suite comprising paneled bath with mixer taps, shower attachment and screen, combined toilet wash hand basin, medicine cabinet, spotlights, tiled floor, heated towel rail, extractor

KITCHEN/LIVING ROOM

17'6" x 10'6" (5.33 x 3.2)

Double sliding patio door to balcony overlooking roof terrace, radiator.

Kitchen area...range of matching white high gloss wall and base units with stainless steel sink and drainer, mixer taps, built in washer dryer, built in fridge freezer, tiled floor.

BEDROOM

19'6" x 9'0" (5.94 x 2.74)

Double glazed window front, range of fitted wardrobes, radiator.

BEDROOM

13'9" x 6'6" (4.19 x 1.98)

Double glazed window to front, radiator.

ALLOCATED PARKING

AGENTS NOTE

The following is provided as a guide only, and should be verified by a purchaser and/or their solicitors prior to top exchange of contracts-

Council Tax Band: "D"

EPC Rating: "C"

Square meters 63.

Square feet 677.6

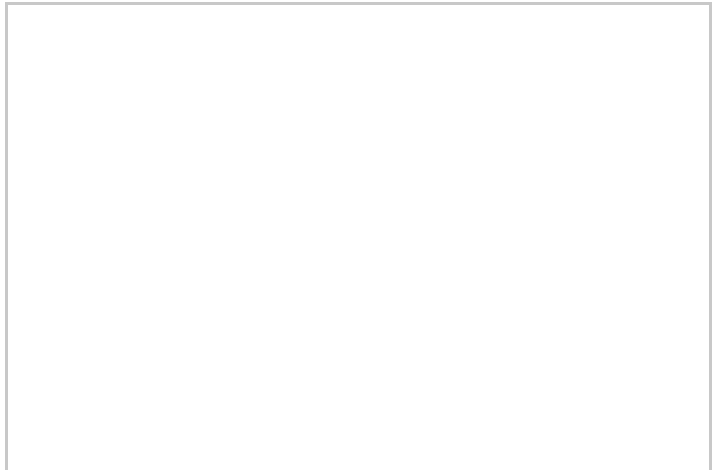
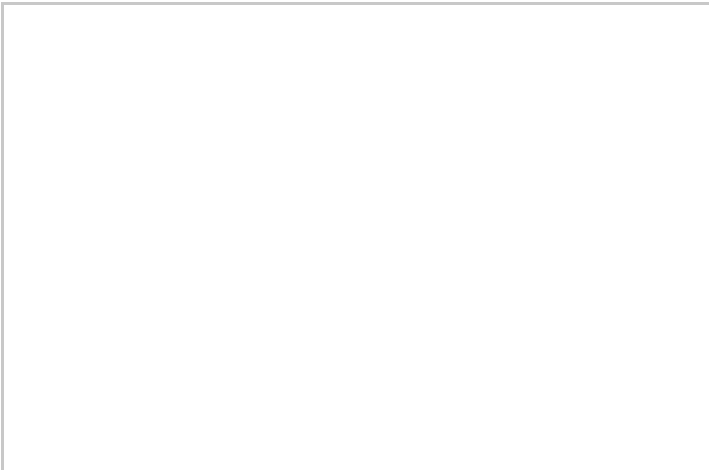
Lease – Approx. 112 years remaining

Ground Rent – Approx. £300 p/a

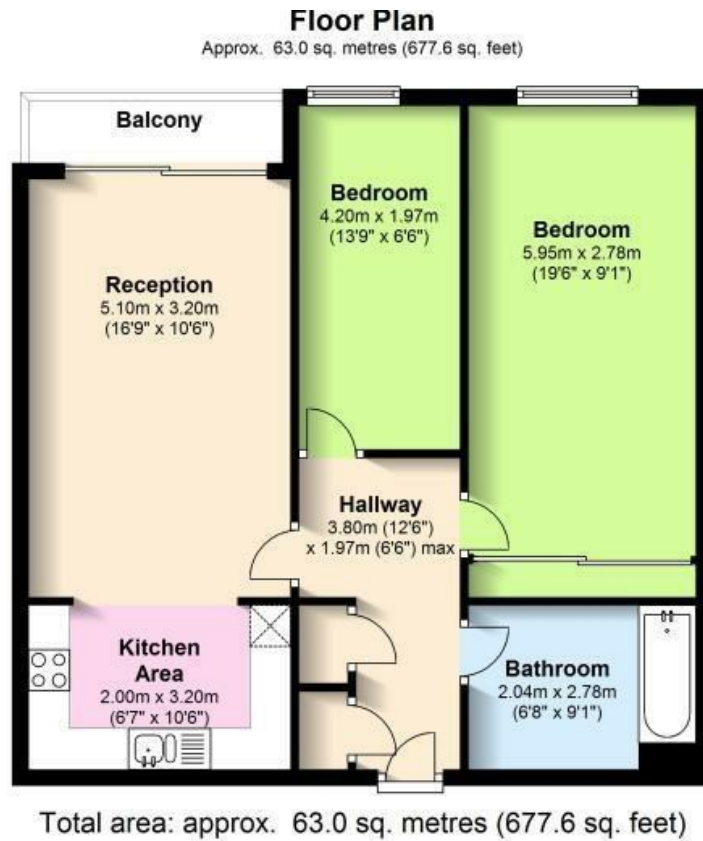
Service Charge – Approx £1164 per 6 months

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



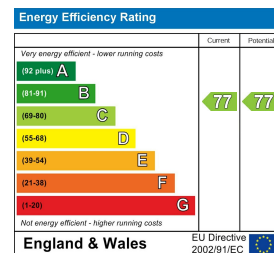
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or 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.