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Hartington Close, Orpington, BR6 7TP

Offers In Excess Of £250,000

A one bedroom first floor apartment set within this modern development and situated within 1.2 miles of Orpington mainline station. Benefits include double glazing, communal gardens, allocated parking and being close to local amenities. Offered to the market on a chain free basis.



## HALLWAY

Entry phone, electric heater, cupboard housing hot water cylinder, coving to ceiling, loft access.

## RECEPTION ROOM

Double glazed dual aspect to front and side, electric heater, coving to ceiling, fitted carpets.

## KITCHEN 8' 3" x 5' 6" (2.53m x 1.68m)

A range of wall and base units in matching trim, rolled edge worksurfaces, four ring electric hob with oven below and extractor above, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, double glazed window to front aspect, part tiled walls, coving to ceiling.

## BEDROOM 11' 3" x 11' 2" (3.44m x 3.41m)

Double glazed window to front aspect, fitted wardrobe, electric heater, fitted carpets.

## BATHROOM 8' 7" x 5' 9" (2.63m x 1.76m) At widest points

Comprising of a low level wc, enclosed panel bath with mixer tap and shower attachment, vanity basin with taps and storage below, extractor fan, part tiled walls.

## PARKING

Allocated bay

## GARDEN

Communal

## LEASE

125 years from 1 July 1994

## SERVICE CHARGE

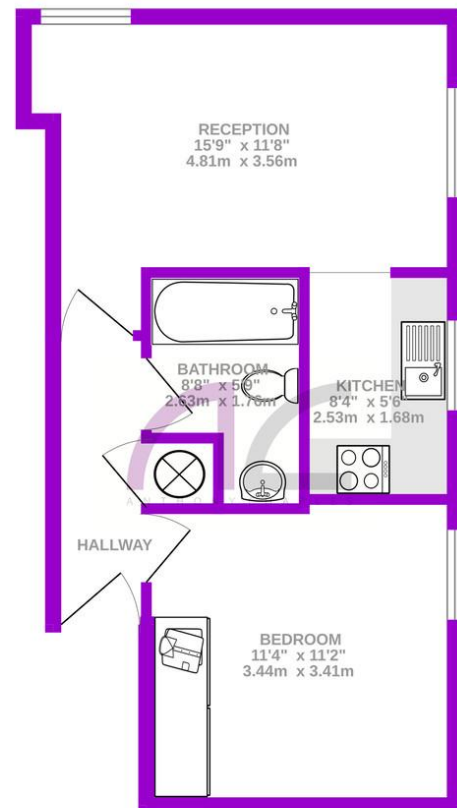
£1500 pa

## GROUND RENT

TBC

Whilst care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective purchasers must make and rely upon their own enquiries and those of these professional representatives. The company accept no liability for any error contained in these particulars.

FIRST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



# Awaiting EPC

