



Total area: approx. 47.3 sq. metres (508.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Berwick House | Knoll Rise | Orpington | BR6

£275,000

- 1 bedroom fourth floor flat
- Open-plan living area with fitted kitchen
- Double bedroom with fitted wardrobes
- Close to high street, station & schools
- Modern development
- Private balcony
- Modern family bathroom
- No onward chain



Kenton are delighted to present this contemporary 1 bedroom flat, conveniently-located within a mere few moments walk of Orpington High Street and its array of amenities. Situated on the fourth floor of a modern-build (circa 2016) development, the property comprises; an open-plan living area which features a stylish fitted kitchen as well as access on to a private Westerly-facing balcony area, a double bedroom with fitted wardrobes and a modern family bathroom too. All accommodation is accessed via an ample-sized hallway which also features a spacious built-in storage cupboard. Berwick House features well-maintained, clean and tastefully-decorated communal areas, including walnut doors and wood flooring. As aforementioned, Orpington High Street is a mere few moments walk away and features an extensive range of; restaurants, bars, leisure (such as an ODEON cinema complex) and beauty facilities and general convenient shops. Furthermore, Orpington Station is also a short walking distance away and provides direct and frequent services into Central London. Some of the most reputable and coveted schools in Orpington are also nearby, namely Perry Hall and Tubbenden Primary Schools as well as St. Olaves and Newstead Wood Grammar Schools. Representing an ideal first property purchase or equally, prudent investment opportunity for Landlords, we naturally recommend your earliest attention. Offered to the market with the benefit of no onward chain.

£275,000 Leasehold



Berwick House, Knoll Rise, Orpington, BR6



Communal Entrance Hall

Stairs and lift to all floors.

Entrance Hall

Video entry phone, large storage cupboard housing heating system and plus plumbing for washing machine, laminated wood flooring.

Open Plan Living Area/Kitchen

16'12" x 13'6" measured at maximum points (5.17m x 4.11m)

Double glazed bi-folding doors to the balcony, range of matching wall and base units cupboards and drawers, stainless steel sink unit with mixer tap, integrated induction hob with extractor over, integrated oven, integrated dishwasher, radiators, laminated wood flooring.

Bedroom

18'3" onto wardrobes x 9'11" (5.56m onto wardrobes x 3.01m)

Double glazed bi-fold windows to the rear, range of wall-to-wall fitted wardrobes, radiator, fitted carpets.

Bathroom

8'5" x 5'10" (2.57m x 1.77m)

Double glazed frosted window to the rear, tiled bath with mixer tap and shower extension, further rainforest shower fitting, low-level WC, wash hand basin, built-in mirrored medicine cupboards, chrome heated towel rail, tiled walls, tiled flooring.

Balcony

Westerly facing.

Lease Details

Lease Length: 117 years remaining

Service Charge: £155.00 per month

Ground Rent: £300.00 per annum

