



Total area: approx. 82.9 sq. metres (892.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



Precista Court | High Street | Orpington | BR6

£275,000

-  Retirement (over 55's) flat
-  2 bath/shower rooms
-  Immaculate condition
-  Communal; gardens, parking and reception space
-  2 double bedrooms
-  Ample-sized kitchen & living room
-  First floor (with lift services)
-  Short walk to Orpington High Street



Kenton are delighted to present this recently re-decorated 2 bedroom and 2 bath/shower room spacious (890 sqft+) first floor retirement flat, situated within the ever-popular and conveniently-located Precista Court. Internally, the flat comprises; two double bedrooms (one of which benefits from both an en-suite shower room), an ample-sized fitted kitchen off of the equally well-proportioned living room, as well as a separate bathroom off of the hallway (with the hallway itself very well-proportioned and featuring a handy built-in storage cupboard also). Throughout, the flat is presented in immaculate condition and benefits from brand new carpets as well as fresh paint. Additionally there is also fibre broadband. Externally, you will find very well-maintained and attractive communal garden areas, providing a tranquil setting for residents. Furthermore there are also several communal parking spaces for residents and visitors. Precista Court is a peaceful retirement complex, suitable for occupants of age 55 and over. Notably, lift services are available for residents, as well as; a communal residents reception area, a guest suite for overnight visitors, as well as a warden whom is on site during the week. Regular coffee and games mornings are also held for residents to attend if they so wish. Orpington High Street is a mere short walk away and features an array of; handy shops, restaurants, coffee shops and beauty and leisure facilities (including an ODEON cinema complex). An extensive range of bus services are also within easy-access. The popular Priory Gardens is also just a short walk away. LEASE & ASSOCIATED FEES DETAILS; - Kenton understand that there is circa 102 years currently outstanding on the lease term (with the original lease being 125 years since inception on January 1st 2003) - Kenton understand that there is a service/maintenance charge payable equating to £375.20 per month (reviewed annually). - Kenton understand that there is a ground rent payable equating to circa £200.00 per annum (payable in two instalments).

£275,000



Precista Court | High Street | Orpington | BR6



Hallway

Coved ceiling, built-in storage cupboard, built-in cupboard housing water boiler and electrical fuse box, electric heater, fitted carpet.

Living Room

19'7" x 10'10" (5.97m x 3.29m)

Double glazed window to rear, coved ceiling, electric heater, fitted carpet.

Kitchen

7'5" x 10'8" (2.26m x 3.26m)

Range of matching wall and base units with cupboards and drawers (and under-cabinet lighting), work surfaces with splashback tiling, stainless steel 1 & 1/2 bowl sink unit with mixer tap, integrated new oven, integrated new ceramic hob with fitted extractor hood over, space and plumbing for washing machine, space for up-right fridge-freezer, extractor fan, vinyl flooring.

Bedroom 1

15'11" maximum x 10'0" (4.84m maximum x 3.06m)

Double glazed window to rear, built-in wardrobes, electric heater, fitted carpet.

En-Suite

4'7" x 9'11" maximum (1.40m x 3.03m maximum)

Inset spotlighting, walk-in shower cubicle, low level W.C, wash hand basin, chrome heated towel rail, separate further towel rail, vinyl flooring.

Bedroom 2

15'6" x 8'6" (4.72m x 2.58m)

Double glazed window to rear, electric heater, fitted carpet.

Bathroom

6'7" x 6'2" (2.01m x 1.87m)

Half-tiled walls, inset spotlighting, extractor fan, panelled bath with hand-held shower extension, low level W.C, wash hand basin, chrome heated towel rail, vinyl flooring.

