



Apartment 1, Middlewood Court 1A Crofton Lane, Orpington,
BR5 1FF
£530,000

Apartment 1, Middlewood Court 1A Crofton Lane, Orpington, BR5 1FF

- Superb Luxury Ground Floor Appt
- Own Garden & Communal Gardens
- Allocated Parking
- Two Beds, Two Bathrooms
- Excellent Access For All Local Amenities
- No Chain

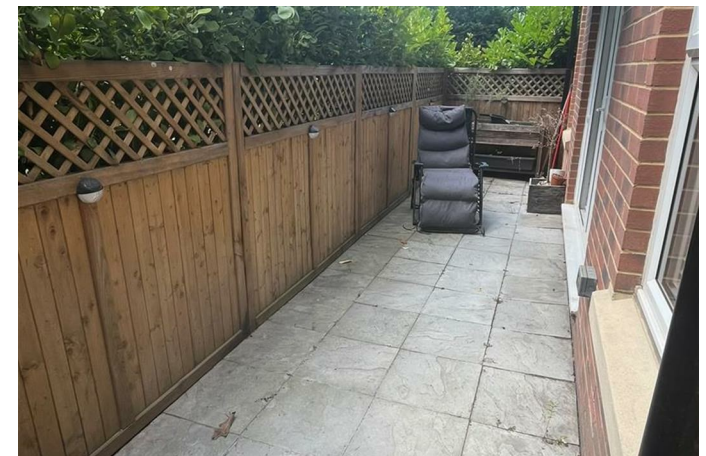


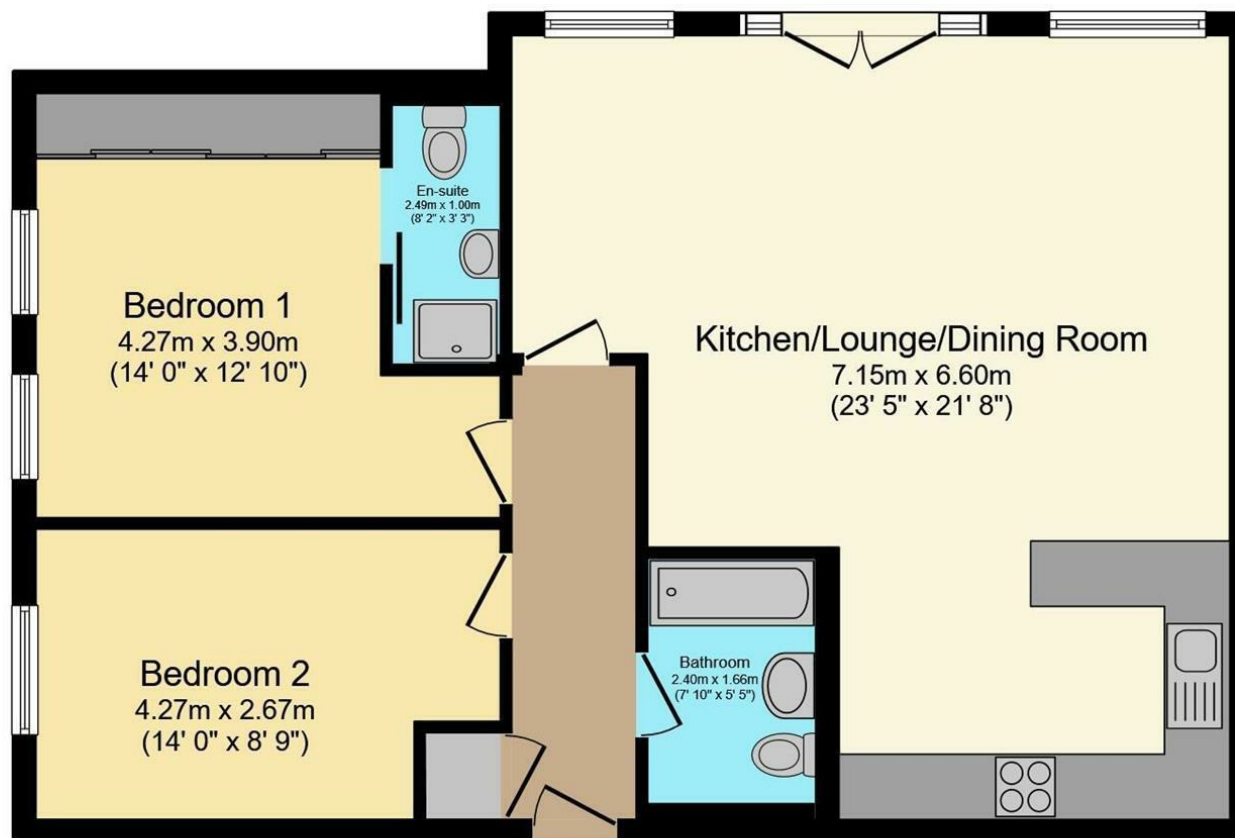
A Beautifully presented two double bedroom ground floor apartment within a gated development, with off street allocated parking and private patio area, superbly situated within easy reach of Orpington station and high street amenities. The property offers bright and spacious accommodation, finished to a very high standard, with stylish interiors and neutral finish throughout - ideal for homeowner or investor alike. Features include an inviting open plan reception/kitchen, modern bathroom, stylish en-suite, quality floor coverings, inbuilt storage, underfloor heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the delightful private patio and ample space for both relaxing and dining. In addition to the private patio, the external areas include a small private space hugging the perimeter of the property - ideal for storage and/or planting, as well as a large external beautifully landscaped communal garden. The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, with en-suite shower to the principal bedroom, plus a stylish family bathroom with white three piece suite and elegant tiling.

The property is conveniently located within easy access of Orpington station providing excellent links into Central London, as well as regular bus routes connecting the surrounding area. The centre of Orpington itself is just a short distance away, providing an array of shops, cafes, bars, restaurants and amenities including a cinema, the Walnuts leisure centre and useful supermarkets. The area is also well served by a number of excellent schools and open spaces.

Viewing strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





Total floor area 76.7 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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