

74 Coleridge Way

, Orpington, BR6 0UQ

£290,000

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Property Description

Simply stunning, and undoubtedly one of the best presented "turn key" properties we have had the pleasure to market in recent years ! This TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT really must be viewed to be fully appreciated. LONG LEASE of approximately 136 years. Offered "CHAIN-FREE". Thoughtfully decorated in a beautiful contemporary style, the apartment boasts a lovely lounge which overlooks the communal grounds, really nice fitted kitchen, the two double bedrooms and modern bathroom. Complimented by stylish mood lighting in the lounge and bedroom 2, there is attractive flooring throughout, as well as double glazing, recently installed electric consumer unit, and gas fired radiator central heating (modern Worcester Bosch combination boiler). Outside, there is a garage-en-bloc, and the communal gardens. Within walking distance of bus routes, Orpington High Street, parkland, the mainline station with it's fast and frequent service to London, and the "outstanding" Perry Hall primary school.

Communal Entrance

With entryphone system.

Inner Vestibule

Double doors from the communal entrance, with entrance doors to this particular flat, and the adjacent flat.

Hallway

Entryphone. Cloaks cupboard housing recently installed electric consumer unit. Large shelved cupboard (original airing cupboard). Attractive flooring. Opening directly onto:-

Lounge

15'8" max x 14'8" max (4.78m max x 4.47m max)

A lovely bright room with large double glazed window with contemporary style fitted blinds overlooking the communal grounds. Double panel radiator. Recessed mood lighting. Coving to ceiling. Door to:-

Kitchen

10'9" max x 6'7" max (3.28m max x 2.01m max)

Beautifully presented with a contemporary style range of wall, base and drawer units with colour contrasting work tops and matching up ends. inset stainless steel single bowl single drainer sink unit with mixer tap over. Cupboard concealing the wall mounted Worcester Bosch gas fired combination boiler. Coving to ceiling. Double glazed window with contemporary style fitted blinds overlooking the communal grounds. Integrated four burner gas hob with stainless steel splash back behind, and extractor hood above. Integrated electric oven beneath. Integrated washing machine. Integrated dishwasher. Recess for freestanding upright fridge/freezer. Attractive flooring.

Bedroom 1

11'10" max x 9'11" max (3.61m max x 3.02m max)

Full height double glazed window to the front with contemporary style fitted blinds. Single panel radiator. Coving to ceiling. Carpet as fitted.

Bedroom 2

11'10" max x 8'7" max (3.61m max x 2.62m max)

Full height double glazed window to the front with contemporary style fitted blinds. Single panel radiator. Coving to ceiling. Recessed mood lighting. Carpet as fitted.

Bathroom
Attractively fitted with a modern white suite comprising:- panel bath with folding shower screen, and separate Creda shower unit over bath; low level WC; and pedestal wash hand basin. Mainly tiled walls with decorative border. Matching tiled display shelf. Attractive flooring. Raised frosted double glazed window to the side. Ladder style radiator. Coving to ceiling.

Communal Grounds
Surrounding the block of flats. With views over a small lawn, from the lounge and kitchen windows.

Garage-en-Bloc
The block of garages is situated to the front of this particular block of flats. This garage is the first one, with a brown door.

Agent's Note
The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "C"
EPC Rating: "C"

Total Square Meters: Approximately 56
Total Square Feet: Approximately 603

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

Lease Details and Charges
The following has been provided by the seller, and must be verified by a buyer and their legal representative prior to an Exchange of Contracts-

Remaining Lease: Approximately 136 years (Lease End Date: 25/03/2163)

We are advised that the annual charge for buildings insurance, ground rent and maintenance charge is £1,504.98 (currently paid in monthly increments).





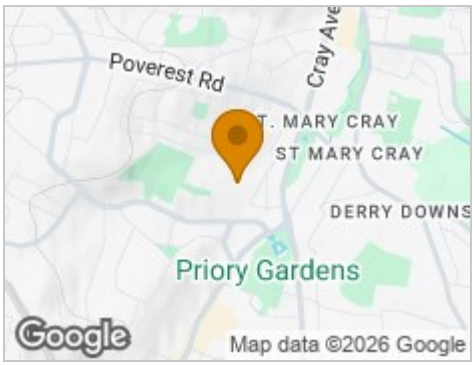
Road Map



Hybrid Map



Terrain Map



Floor Plan



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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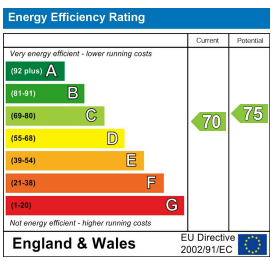
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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