



Total area: approx. 47.4 sq. metres (509.7 sq. feet)

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Arbor House | Station Road | Orpington | BR6
£245,000

-  Chain free
-  Southerly aspect balcony overlooking rooftop garden
-  Allocated parking space
-  Situated on the cusp of the High Street
-  1 Bedroom
-  Contemporary kitchen
-  Orpington Station circa 7-10 mins walk
-  106 years remaining on the lease



Kenton are delighted to present to the market this 1 bedroom apartment situated on the third floor of a modern complex, with lift access. Internally, the property has been well-kept throughout, comprising; a spacious lounge with floor to ceiling sliding doors leading out to the private, south-easterly facing balcony, a contemporary fitted kitchen (open-plan style onto the lounge), a large double bedroom also featuring floor to ceiling windows, as well as built-in wardrobes, plus a large neutrally decorated bathroom. The apartment also benefits from one allocated parking space, situated within a gated residents car park. Arbor House is conveniently situated on the cusp of Orpington High Street and even more ideally located for commuters, with Orpington Station being within circa 7 minutes' walk. To our mind, this property is an ideal first time buy, or would equally suit those looking to downsize, or invest. Offered to the market with no onward chain, we urge your earliest attention.

Hallway

2 built-in cupboards (one housing boiler), fitted carpet.

Lounge

15'8" x 10'10" (4.77m x 3.31m)

Double glazed sliding doors to balcony, radiator, fitted carpets. Open-plan onto;

Kitchen

7'10" x 7'8" (2.39m x 2.34m)

Range of contemporary matching wall and base units, cupboards and drawers, working surfaces, stainless steel sink unit with mixer tap, integrated electric hob with extractor hood over, integrated oven, integrated fridge-freezer, integrated dishwasher, plumbing for washing machine, tiled flooring.

Bedroom

13'1" x 9'3" (4.00m x 2.82m)

Double glazed window to the rear, built-in wardrobes, radiator, fitted carpet.

Bathroom

10'10" x 5'7" (3.29m x 1.71m)

Fully-tiled walls, panelled bath with mixer tap and shower extension over, low-level WC, wash hand basin in vanity unit, heated towel rail, tiled flooring.

Balcony

Private south-easterly facing balcony, overlooking the rooftop garden.

Allocated Parking Space

1 allocated parking space within gated car park

Lease Details

Lease length: Lease 125 years from November 2006 (circa 106 years remaining) Maintenance charge: £2,200 per annum Ground rent: £250 per annum

