

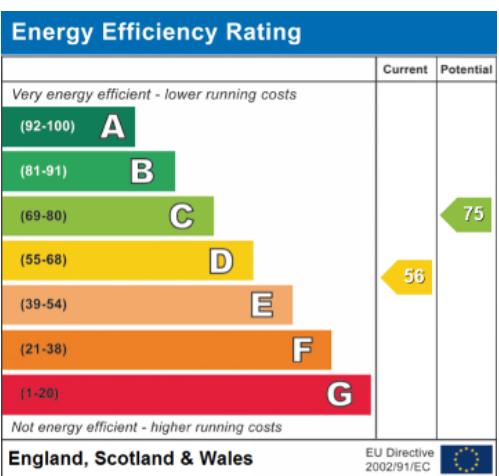


Total area: approx. 58.3 sq. metres (628.0 sq. feet)



Coleridge Way | Orpington | BR6

£285,000



- ▲ 2 BEDROOMS
- ▲ GROUND FLOOR
- ▲ DIRECT ACCESS TO COMMUNAL GARDENS
- ▲ STYLISH KITCHEN
- ▲ GARAGE EN-BLOC
- ▲ LENGTHY OUTSTANDING LEASE
- ▲ CONVENIENTLY-LOCATED FOR AMENITIES
- ▲ NO ONWARD CHAIN



£285,000

Kenton are delighted to present this well-presented 2 bedroom GROUND FLOOR flat, featuring direct access on to communal gardens, as well as being conveniently-located within easy-access to Orpington High Street and its range of general amenities, with both Orpington and St. Mary Cray Stations less than a mile away also.

Internally, the flat comprises; an ample-sized living/dining room which in turn opens on to a stylish shaker-style fitted kitchen, two well-proportioned bedrooms (one of which benefits from fitted wardrobes), as well as a neutrally-presented bathroom. Externally, the aforementioned communal areas are well-maintained, creating a peaceful environment for residents. The flat itself is well-positioned for seclusion too. Additionally, there is also a garage en-bloc providing ever-coveted and necessary storage space. There is also vast un-restricted on-street parking available. As referenced, Orpington Station is easily-accessible being just a few minutes' walk away and featuring an extensive range of; handy shops, restaurants, bars, leisure and beauty facilities as well as an ODEON cinema complex. Orpington Station is a mere short drive or bus ride away (with bus stops very nearby), providing direct and frequent services into central London. St. Mary Cray Station is also effectively equidistant and similarly offers superb links into London. Furthermore, some of Orpington's most popular and coveted schools are easily-accessible, namely the reputable (currently-rated Ofsted "Outstanding") Perry Hall Primary School for instance. Notably, the flat also benefits from a lengthy outstanding lease term (currently 137 years) and in our opinion the associated charges are very reasonable and proportionate. Marketed with the benefit of NO ONWARD CHAIN.

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Hallway

3'5" x 11'10" (1.03m x 3.60m)
Coved ceiling, built-in storage/meter cupboard, built in airing cupboard (housing both hot water cylinder and cold water tank), laminated wood flooring.

Living/Dining Room

14'8" maximum x 15'8" maximum (4.46m maximum x 4.77m maximum)
Double glazed sliding doors on to communal gardens (with the curtains present included within the prospective sale), coved ceiling, electric heater, laminated wood flooring.

Kitchen

10'9" x 6'7" (3.27m x 2.00m)
Double glazed window to rear, inset spot lighting, range of matching wall and base units with cupboards and drawers, wood-block work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven and grill, integrated induction hob with fitted extractor hood over, space and plumbing for washing machine (with the washing machine present included within the prospective sale), space for up-right fridge-freezer (with the up-right fridge-freezer present included within the prospective sale), space for additional appliance, laminated wood flooring.

Bedroom 1

11'10" maximum x 9'11" (3.60m maximum x 3.01m)
Double glazed frosted window to front (with the curtains present included within the prospective sale), coved ceiling, fitted wardrobes, electric heater, fitted carpet.

Bedroom 2

11'10" x 8'7" (3.61m x 2.62m)
Double glazed window to front (with the curtains present included within the prospective sale), coved ceiling, electric heater, fitted carpet.

Bathroom

7'1" x 6'6" (2.16m x 1.98m)
Double glazed frosted window to side, coved ceiling, inset spot lighting, tiled walls, panelled bath with shower extension over (with the shower curtain present included within the prospective sale), low level W.C, wash hand basin, chrome heated towel rail, wooden flooring.

Communal Grounds

Well-maintained surrounding communal grounds with traditional lawn as well as mature trees and shrubs.

Garage

Garage en-bloc.

LEASE/ASSOCIATED CHARGE DETAILS;

Kenton understand that the outstanding lease term is currently 137 years.
Kenton understand that the maintenance/service charge payable currently equates to £1,504.98 per annum (with payment requested annually).
Kenton understand that the ground rent payable is considered "peppercorn" (and so has never been requested during our clients ownership).

