

Orpington

01689 883143  
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Andrews 



**Cray Valley Road,**  
**ORPINGTON**  
Kent, BR5

£1,150<sub>PCM</sub>

Energy Efficiency Rating: D

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# Ideal for professional sharers!



Orpington is a town within The London Borough of Bromley with a population of around 15,500. It boasts a host of amenities centred around the High Street including shops, bars, restaurants, cinema, supermarkets and leisure facilities. Popular with families Orpington has a good range of primary, secondary and grammar schools Orpington railway station is a transport hub with trains to Central London stations and out to the East Sussex and Kent coasts.

Accessed via an external stairwell and private front door, this two bedroom first floor maisonette provides a convenient location for a host of amenities. As you enter the hallway you are greeted by neutral décor and laminate wood flooring; a theme that is replicated throughout the living room and bedrooms. The kitchen which overlooks the garden comprises fitted wall and base units and is supplied with white goods. The two bedrooms are both doubles with one facing the front and the other facing the rear. The bathroom features a white three piece suite and is part tiled with natural stone tiles.

Externally the property is well set back from the road with gardens to the front and a private garden to the rear.

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### Summary

- Two Double Bedrooms
- Double Glazed
- Modern fitted Kitchen
- Laminate wooden floors
- First floor maisonette
- Recently Decorated
- Neutral Décor

### Highlights

 0.2 Miles to St Mary Cray Station

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 0.3 Miles to the Nugent Retail Park

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 0.6 Miles to Leeson's Primary School

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**Interested in this property?**

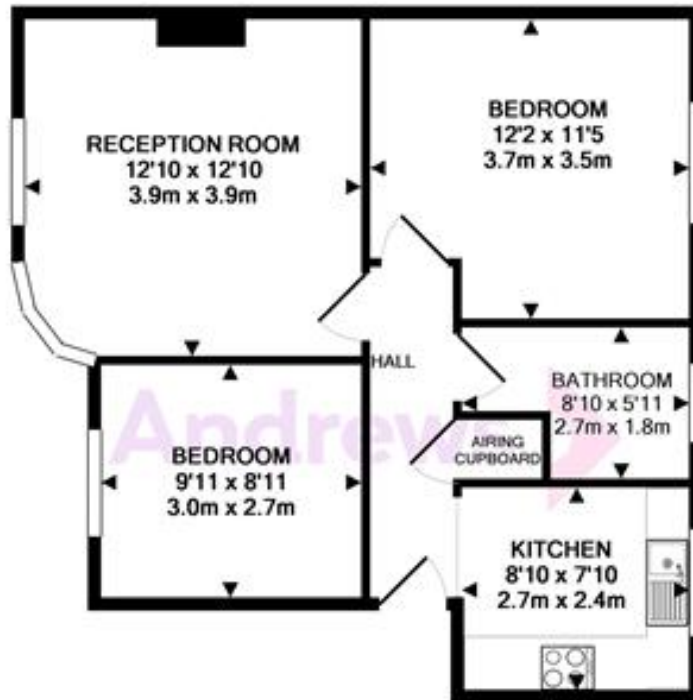
For viewings and advice please get in touch with our Orpington branch on 01689 883143

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 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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### The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

### Disclaimer

You might need to pay administration fees when you rent a property in England, Wales or Northern Ireland. Please contact us to find out more.

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

### Agent Fees

Holding Deposit :	£ one weeks rent
To Amend a Tenancy :	£50.00
Dilapidations Deposit :	£ five weeks rent

### Company Fees

Holding Deposit :	£300.00
Company Reference Fee : (including Tenancy Agreement)	£400.00
Guarantor Reference Fee : (including Tenancy Agreement)	£150.00
Extension Tenancy Agreement : (each Tenancy)	£200.00
Dilapidations Deposit :	£ six weeks rent

