



Coleridge Way, Orpington, Kent, BR6 0UQ

Guide Price £274,000 - £280,000
Leasehold



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Property Description

Guide Price £274,000 - £280,000. No onward chain, and available for an immediate viewing - this very well presented ground floor two bedroom apartment benefits from a lengthy remaining lease of approximately 137 years. With direct access from the living room onto the communal grounds, other salient features include a contemporary style kitchen, a modern white bathroom suite, and two good sized bedrooms (one with fitted wardrobes). There is also a garage-en-bloc. Set on this popular development, Orpington High Street with its vast array of shops, coffee shops and bars, and gym/leisure facilities is within a short walk, as well as the mainline station and various bus routes. The Priory Gardens, and Poverest Recreation Park are both close by, as is the very popular Perry Hall Primary School. This property really must be viewed to be fully appreciated.

Communal Entrance

With entryphone system.

Entrance Vestibule

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

Entrance Hall

Entryphone system. Attractive laminate wood flooring. Coving to ceiling. Built-in meter cupboard. Built-in Airing cupboard housing both the hot water cylinder, plus the cold water tank. Multi pane double doors lead to:-

Living Room

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

A lovely bright room with direct access, via the double glazed sliding patio doors, onto the communal grounds. Attractive laminate wood flooring. Coving to ceiling. Attractive fire surround. Electric night storage heater. Doorway to:-

Kitchen

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

Most attractively fitted with a contemporary colour coordinated range of "Shaker" style wall, base and drawer units with contrasting woodgrain effect worksurfaces. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Colour coordinated partly tiled walls. Integrated ceramic hob with extractor hood over, and with electric oven beneath. Downlighting. Double glazed window to the rear. Stained and polished floorboarding. All white goods remaining.

Bedroom 1

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

Full height double glazed window to the front. Coving to ceiling. Fitted full height wardrobes to one wall. Electric night storage heater.

Bedroom 2

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

Full height double glazed window to the front. Coving to ceiling. Electric night storage heater.

Bathroom

Attractively fitted with a modern white suite comprising:- large "tub" bath with separate shower unit over; WC with concealed cistern, and adjacent

vanity wash hand basin. Fully tiled walls with a decorative colour coordinated border. Raised chrome heated towel rail. High level frosted double glazed window to the side. Inset downlighting. Stained and polished floorboarding.

Garage-en-Bloc

Located close-by.

Communal Grounds

Surrounding the block.

Lease Length & Charges

The following has been provided by the vendors and should be verified by the purchaser and/or their solicitor prior to exchange of contracts.

Remaining Lease: Approximately 137 years.

We are advised that the annual charge for buildings insurance, and maintenance charge is £1,504-98 (currently paid in monthly increments). Ground Rent is "peppercorn".

Agent's Note

The following information is provided as a guide, and should be verified by the purchaser prior to exchange of contracts.

Council Tax Band: "C"

EPC Rating: "D"

Total Square Meters: Approximately 58.3

Total Square Feet: Approximately 628

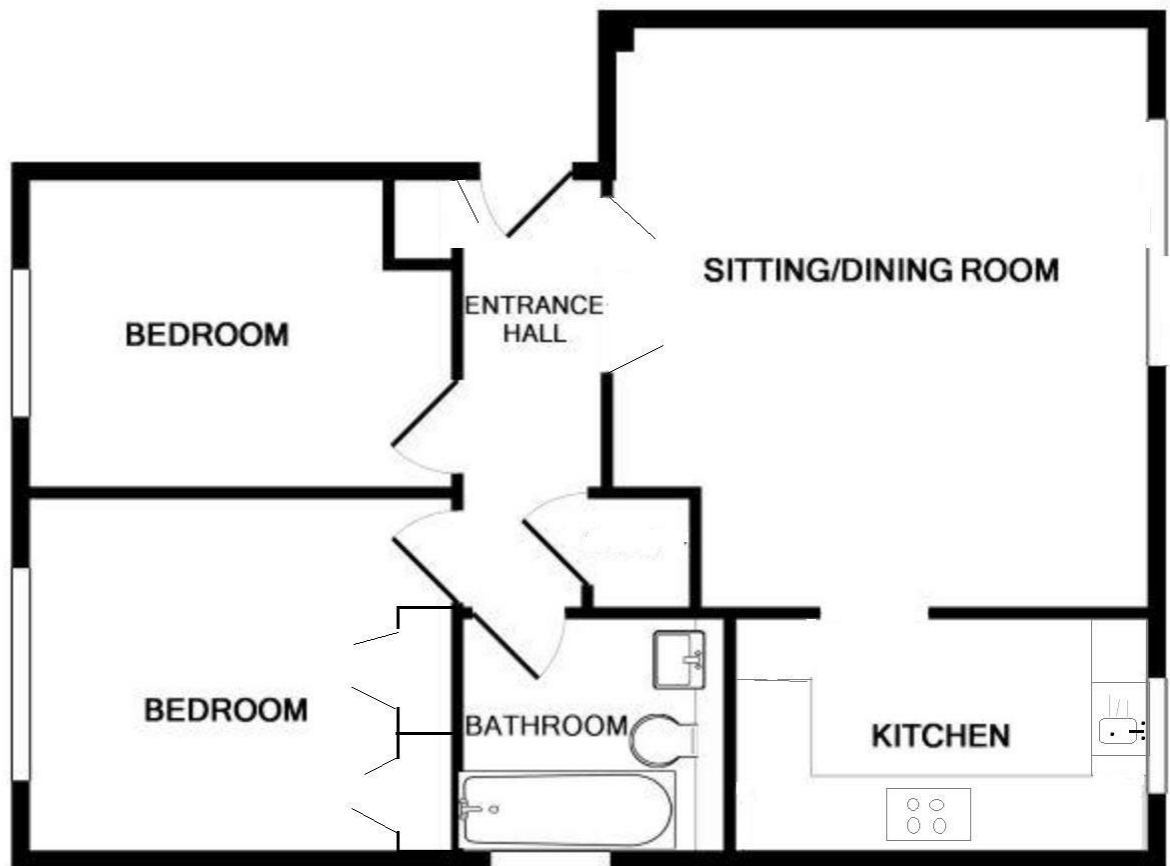
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





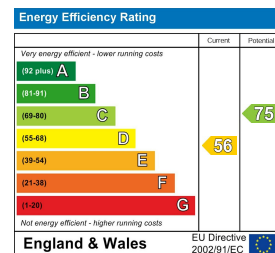
Floor Plan



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