



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Dyke Drive | Orpington | BR5

£275,000

-  Chain free
-  Ground floor apartment
-  2 Double bedrooms
-  Immaculate condition throughout
-  Wrap around south-east facing communal gardens
-  Garage en-bloc
-  Bus stops nearby servicing Orpington Station
-  High Street within walking distance



£275,000 Leasehold



## Dyke Drive, Orpington, BR5



### Hallway

Two built in cupboards (one with plumbing for a washing machine), fitted carpet.

### Lounge/Diner

15'9" x 14'8" (4.79m x 4.48m)

Double glazed sliding patio doors to the side, radiator, coved ceiling, fitted carpet. Door to;

### Kitchen

6'7" x 11'0" (2.00m x 3.36m)

Double glazed window to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces, integrated gas hob, integrated oven and grill, plumbing for slimline dishwasher, space for tumble dryer, space for fridge freezer, laminated wood flooring.

### Bedroom 1

9'11" x 11'10" (3.03m x 3.60m)

Double glazed window to the side, radiator, fitted carpet.

### Bedroom 2

8'6" x 11'10" (2.59m x 3.60m)

Double glazed window to the side, radiator, coved ceiling, fitted carpet.

### Shower Room

Double glazed frosted window to the rear, corner shower cubicle, low-level WC, wash hand basin, cupboard housing combi boiler, heated towel rail, fully-tiled walls, coved ceiling, tiled flooring.

### Garage En-Bloc

Up and over door.

### Communal Gardens

### Residents Parking

### Lease Details

Remaining lease length: Circa 136 years

Service/Maintenance charge: Circa £1,700 per annum (inc building insurance)

Ground rent: The client has advised that there is no ground rent applicable

