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Highlands Road, Orpington, Kent, BR5 4JP

£200,000 Leasehold

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Property Description

Offered "chain-free" and available for an immediate viewing, we are pleased to offer this recently redecorated and re-carpeted double bedroom apartment. Located on the first floor, with views over the communal grounds, this property benefits from a long lease (approximately 136 years), and a garage-en-bloc. Situated in a popular residential area, the flat is just a short car or bus journey from Orpington High Street with it's selection of shops, coffee shops and bars, gyms and the Odeon Cinema. Also, and Orpington Mainline Station with it's fast and frequent commuter service to London is accessible.

Communal Entrance

Staircase leading to all floors.

Entry Vestibule

Shared for this flat, and the adjoining first floor neighbour.

Entrance Hall

Cloaks cupboard, and housing electric meter. Attractive archway opening directing onto:-

Lounge

With large double glazed window to the rear overlooking the communal grounds. Single panel radiator. Decorative wall border. Fitted shelving. Coving to ceiling. Doorway through to:-

Kitchen

Fitted with a range of wall and base units with worktops. Inset stainless steel single bowl single drainer sink unit with a mixer tap over. Electric point and free-standing slot-in electric cooker. Plumbing, and free-standing washing machine. free-standing fridge. Exposed timber effect beams to the ceiling. Double glazed window to the rear overlooking the communal grounds.

Bedroom

Large double glazed window to the front. Single panel radiator. Coving to ceiling. Range of bedroom furniture to one wall, including wardrobes and a chest of drawers unit.

Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle with Triton shower unit; low level WC; and pedestal wash hand basin. Single panel radiator. Frosted double glazed window to the side. Fully tiled walls with colour coordinated border at dado rail height. Large walk-in shelved linen cupboard, and also housing the wall mounted Glow Worm combination boiler.

Garage-En-Bloc

Located close by.

Communal Grounds

Well maintained grounds surround the blocks of flats.

Tel: 01689 821904

Lease Details & 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 136 Years

We are advised that the annual charge for buildings insurance, ground rent and maintenance charge is approximately £1,642

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 42.2
Total Square Feet: Approximately 465
Room dimensions: As per floorplan

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.

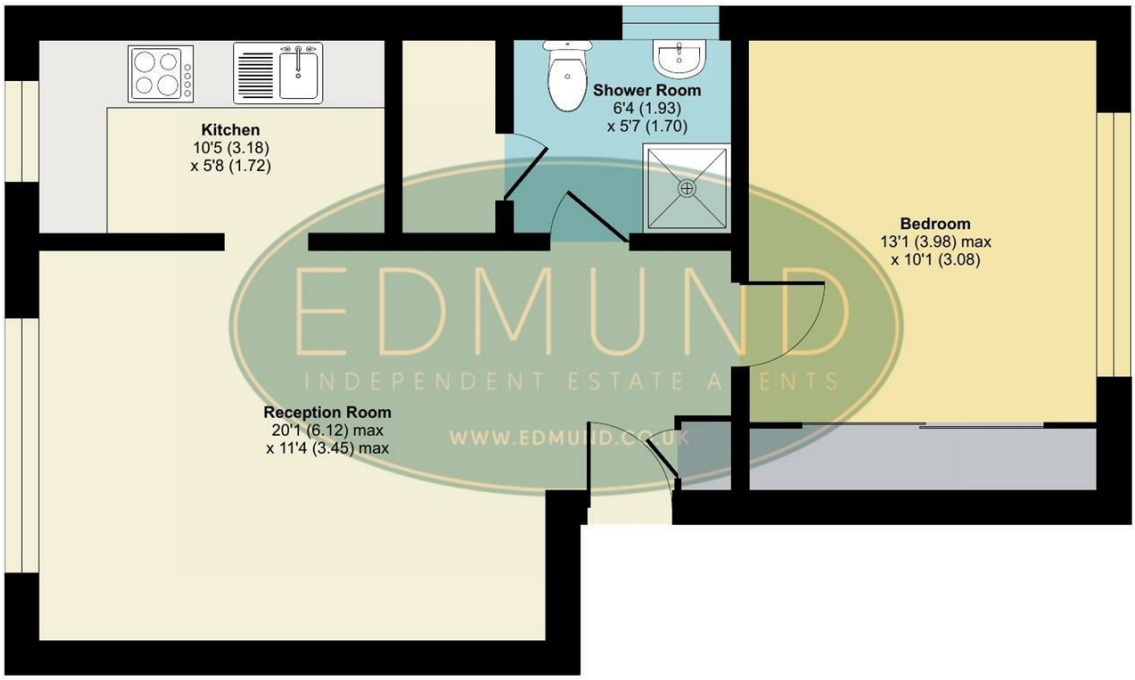
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Floor Plan

Highlands Road, Orpington, BR5

Approximate Area = 465 sq ft / 43.2 sq m

For identification only - Not to scale



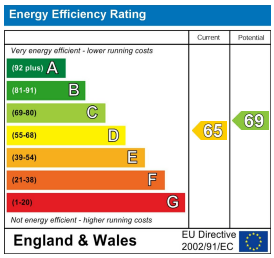
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Edmund Estate Agents. REF: 1455804

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

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