



- Ground Floor Flat
- Conveniently location for Nugest Shopping Centre and Orpington's Town Centre
- Close proximately to St Mary Station with links to London Victoria
- Fitted kitchen and bathroom suite
- Front and rear private gardens
- Double bedroom

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

We are pleased to be offering this well presented one bedroom ground floor flat, conveniently located for Nugent shopping centre, Orpington Town Centre and St Mary Cray station with frequent service to London Victoria. The property comprised of one double bedroom, fitted kitchen, lounge and a white bathroom suite, with the added advantage of private front and rear gardens. Other benefits include gas fired central heating and double glazing too.

This one is sure to draw a lot of attention so call now to book your viewing!!

## Property Details

### Entrance Hall

Door to communal hallway, radiator, carpet, storage cupboard, coved ceiling, meter cupboard. Door to rear garden.

### Lounge 13'4" x 12'6" (4.06m x 3.81m)

Double glazed window to front, double radiator, carpet.

### Kitchen 8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to rear. Fitted kitchen with a range of matching pine wall and base units with work surfaces, stainless steel double bowled sink inset, breakfast bar, plumbing for washing machine. Built in cupboard housing combi gas fired boiler. Cover ceiling, radiator.

### Bedroom 13' x 9' (3.96m x 2.74m)

Double glazed window to front. Fitted wardrobes with cupboards above, radiator, coved ceiling, dado rail.

### Bathroom

Double glazed frosted window to rear. A white suite comprising a low level WC, pedestal wash hand basin and panelled bath with power shower. Tiling to the walls and floor. Radiator.

### Front Garden

Lawned to front with hedging.

### Rear Garden

Side access, lawned with flowers beds, 2 brick sheds, outside tap.

## Energy Performance Certificate

To Follow

