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Whist 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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TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)



Description:

This well presented, two bedroom, first floor flat, with garage and share of freehold, is conveniently situated for bus routes connecting to the mainline rail stations and shopping centres of Orpington and Bromley South. Some local shops are found nearby and the nearest supermarket is a short distance away at Locksbottom. There is access to the M25 at junction 4.

This flat will appeal to investors, first time buyers or those simply looking to downsize.

The accommodation, with entry phone system, has attractive, natural wood flooring throughout. An unusual yet desirable feature of the living/dining room is the log burning stove which is the focal point of the room. The fitted kitchen has a four ring stainless steel gas hob with matching under oven and hood over, there is a space for fridge and freezer.

Bedroom one is a generous double with full height wardrobes with mirrored doors. The modern bathroom has a three piece white suite comprising panelled bath with shower over and screen, vanity wash basin, WC and chrome heated towel rail.

The flat is double glazed and has gas central heating.

Outside, there are lawned communal gardens and a single en-bloc garage is situated at the rear of the building.



Directions: From our Locksbottom office turn left onto Crofton Road and at the traffic lights turn right onto Hastings Road (A21). Church Lane is accessed via a slip road (sixth turning on the right hand side) just after Brewery Road.

Tenure: Share of freehold

Lease term 99 years from 1987

Ground Rent: £90 per month

Service Charge:

Council Tax Band: C



Room Dimensions:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)		76	78
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please contact the branch for a complete copy of the EPC document