

## 1 Bedroom Retirement Home for Sale - £210,000

High Street, Orpington, Kent, BR6 0LA



### KEY FEATURES

- FIRST FLOOR RETIREMENT APARTMENT • OVERLOOKING COMMUNAL GARDENS • LARGE RECEPTION ROOM • FITTED KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH FITTED WARDROBES • VIDEO ENTRY PHONE SYSTEM • COMMUNAL LOUNGE WITH KITCHENETTE • PART TIME HOUSE MANAGER • OFFERED WITH NO FORWARD CHAIN • GATED OFF STREET PARKING SPACE

## Description

A large double bedroom first floor over 55's only apartment in a delightful and peaceful complex of just 24 retirement apartments, conveniently located towards the Conservation area of Orpington High Street. The property comprises of a good size reception room, fitted kitchen, double bedroom and a full bathroom suite with bath and shower. The residents lounge also incorporates direct access to the communal garden area, where residents can enjoy a relaxed, secure and comfortable external environment. An overnight visitors' guest suite is also located on the ground floor. The upper floors are then accessed via the spacious lift or by stairs. Call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

Orpington High Street and adjacent Walnuts Shopping Centre contain a variety of high-street shops, pubs and restaurants. A large Tesco supermarket opened in 2009. There is also a general market three days a week in front of Orpington College.

The Walnuts Leisure Centre, just east of the High Street, has a six-lane, 33.3 metre indoor swimming pool, squash courts and a gym with sauna and steam room, as well as a sports hall used for activities such as badminton, basketball, trampolining and fitness classes.

The Nugent Retail Park is located to the north of the high street, in the St Mary Cray area. This has a number of well-known outlets including Marks and Spencer, Waterstones, Next and Cotswold Outdoors. Available in the vicinity of Nugent Retail Park are several other "big box" retail outlets.

## Ground Floor

### COMMUNAL ENTRANCE HALL -

**ENTRANCE HALL** - Carpet, storage cupboard, cupboard housing hot water cylinder and fuse board, video entry phone.

**LOUNGE/DINER** - 19' 7" x 15' 10" (5.99m x 4.85m) Two double glazed windows to rear, carpet, electric storage heater, two ceiling pendants.

**FITTED KITCHEN** - 10' 7" x 4' 11" (3.23m x 1.52m) Fitted kitchen with a matching range of wall and base units with work tops over, one and a half bowl stainless steel sink and drainer, integrated electric oven, integrated electric hob with extractor hood over, integrated washing machine, fridge freezer, double glazed opaque window to side, vinyl flooring, tiled splashback, part tiled walls, spotlight track,





sliding doors to lounge.

**MASTER BEDROOM** - 14' 6" x 10' 2" (4.42m x 3.1m) Double glazed window to rear, carpet, built in wardrobe cupboards, storage heater.

**BATHROOM** - Double shower cubicle, panelled bath with shower attachment, grab rail, part tiled walls, heated towel rail, lino floor covering, pedestal wash hand basin with mixer tap, wall mounted mirror with light over

**COMMUNAL GARDENS** - Patio area with seating, gardens surrounding.

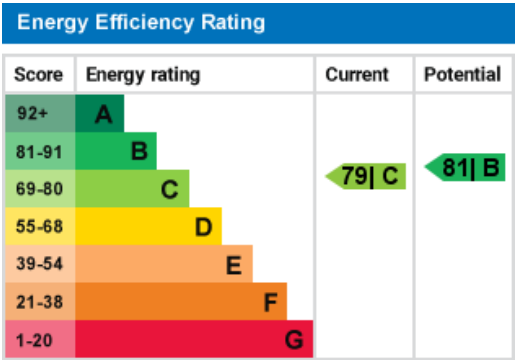
**PRIVATE GATED PARKING** - Off street parking space 19



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Additional Information

The lease is 125 years from 2004  
Service charge to be confirmed.  
Ground rent to be confirmed.