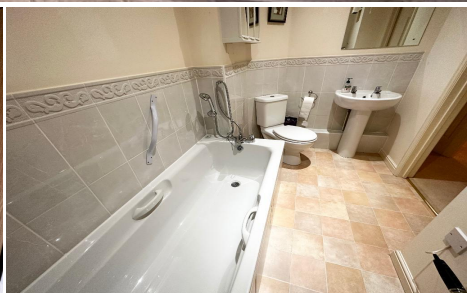


2 Bedroom Retirement Home for Sale - £289,950

High Street, Orpington, Kent, BR6 0LA



KEY FEATURES

- LARGE FIRST FLOOR RETIREMENT FLAT • LARGE BRIGHT RECEPTION ROOM • FITTED KITCHEN WITH APPLIANCES • BATHROOM SUITE AND ENSUITE SHOWER ROOM • TWO DOUBLE BEDROOMS • CLOSE TO SHOPS AND BUSES • OWN SECURE PARKING SPACE • NO FORWARD CHAIN • COMMUNAL GARDENS • RESIDENTS LOUNGE

Description

A two double bedroom first floor 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, two double bedrooms, en-suite shower and a further full bathroom suite.

There is a residents lounge which 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.

* MODERN DIGITAL 24 HOUR SECURITY AND CONTACT SYSTEM,

* VIDEO ENTRY SYSTEM

* OVERNIGHT VISITORS' GUEST SUITE AND SECURE PARKING

* REMOTE CONTROLLED GATES

Council Tax Band C

Lease 125 years granted on 6th August 2004.

Service charge TBC

Ground rent TBC

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.

First Floor

ENTRANCE HALL - Cupboard with shelving, further cupboard housing hot water boiler, carpet, electric heater.

RECEPTION ROOM - 18' 4" x 16' 0" (5.59m x 4.9m) Shelving,



double glazed tilt and turn windows to rear, electric heater, carpet, three ceiling pendants, sliding doors to kitchen

FITTED KITCHEN - 13' 8" x 9' 3" (4.17m x 2.82m) Fitted kitchen with a range of wall and base units and work tops over, stainless steel sink unit with mixer tap and drainer, integrated washing machine, fridge freezer, built in oven, electric hob with extractor hood over, part tiled walls, lino floor covering.

MASTER BEDROOM - 18' 4" x 9' 6" (5.59m x 2.9m) Double glazed tilt and turn windows to rear with shelving under the window, carpet, built in wardrobes, electric heater.

EN SUITE SHOWER ROOM - 5' 7" x 5' 3" (1.73m x 1.63m) Double shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, mirrored vanity cabinet, mirror, lino floor covering.

BEDROOM TWO - Double glazed tilt and turn windows, shelving under, carpet, electric heater, wardrobe cupboards.

BATHROOM SUITE - 8' 9" x 5' 8" (2.69m x 1.73m) Main bathroom comprising of panelled bath with mixer tap and shower attachment, part tiled walls, low level wc, pedestal wash hand basin, mirror, heated towel rail.

Exterior

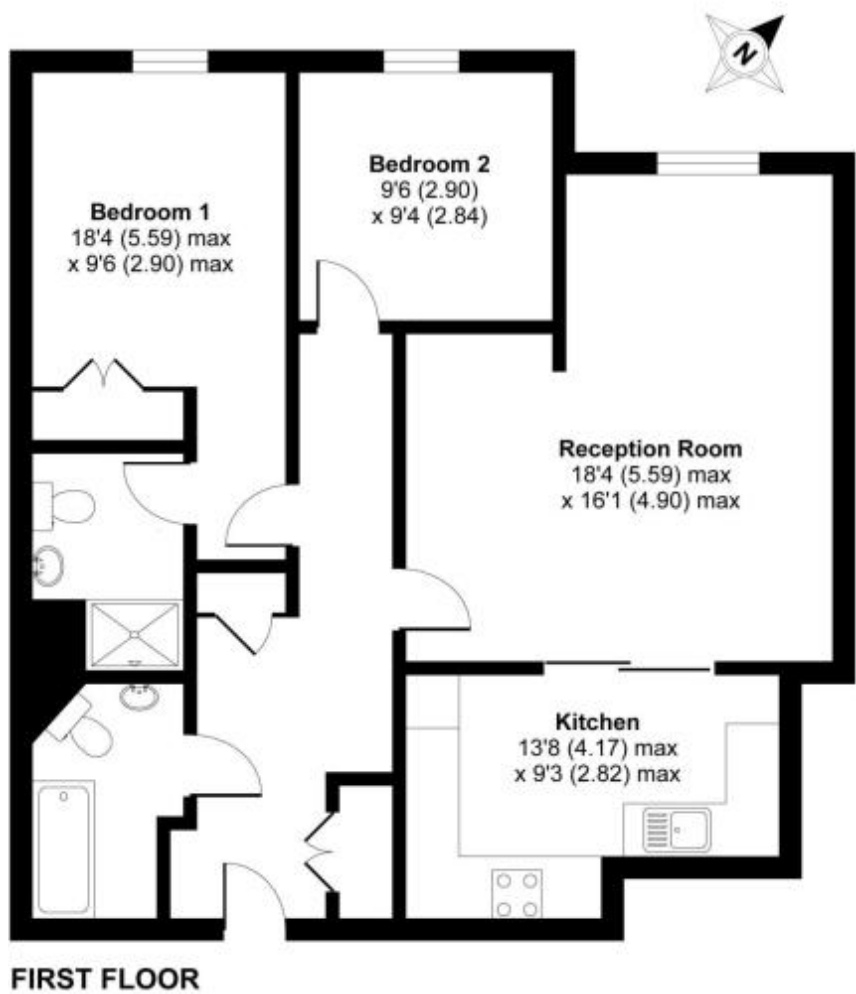
PRIVATE PARKING SPACE - Own private parking space. Number 5 via secure electric gates.

COMMUNAL GARDENS - Attractive communal rear gardens, circular patio area with seating.





APPROX. GROSS INTERNAL FLOOR AREA 880 SQ FT 81.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Service Charge £334.69 per month
Ground rent £100.00 twice yearly