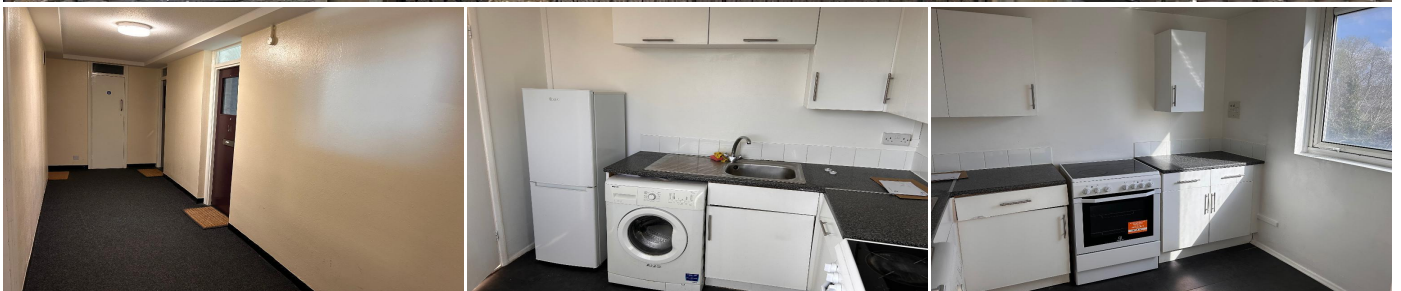


1 Bedroom Flat for Rent - £1,000 per month

Westwell Close, Orpington, Kent, BR5 4QU



KEY FEATURES

- AVAILABLE NOW ! • 1 DOUBLE BEDROOM FLAT ON SECOND FLOOR • ELECTRIC HEATING & DOUBLE GLAZING • BRIGHT ROOMS OVERLOOKING OPEN FIELDS • LAMINATE FLOORING THROUGHOUT • KITCHEN APPLIANCES INCLUDED • ENTRY PHONE SYSTEM • GATED PARKING TO THE REAR FOR ONE CAR • EPC RATING TO BE CONFIRMED • COUNCIL TAX BAND B

Description

Bishop Estates are delighted to offer to market this newly refurbished apartment, with far reaching views from the second floor with 55sqm of floorspace. There is a modern high gloss kitchen with white goods including a ceramic hob, oven and extractor, fridge freezer and washing machine.

The neutrally decorated bathroom is modern, in keeping with the rest of the apartment, and includes a bath with overhead shower. The flat also benefits from lift access, secure entry system and gated parking to the rear for one car.

Location

Externally there is gated parking, and within the block there is a lift to all floors.

There is very easy access to Orpington High Street via bus routes that stop opposite the apartment block, or alternatively it will not take you too long to walk to the High Street. Orpington, Chelsfield and St Mary Cray stations are within 1.5 miles and here you will find fast trains into London Mainline Stations.

Ground Floor

COMMUNAL ENTRANCE HALLWAY - With security door and lift access.

Second Floor

PRIVATE ENTRANCE HALL - With entry phone system. Storage cupboard and vinyl flooring. Doors leading to living room and bedroom.

LIVING ROOM - 16' 11" x 10' 9" (5.16m x 3.28m) Double glazed window with far reaching views. Two built in cupboards, one housing hot water tank. Electric heater and laminate flooring fitted throughout. Fitted ceiling light. Curtain rail.

KITCHEN - 10' 0" x 6' 11" (3.05m x 2.12m) Fitted with a matching range of wall and base units with work surfaces. Freestanding cooker and washing machine. Sink unit & drainer. Double glazed window with far reaching views.

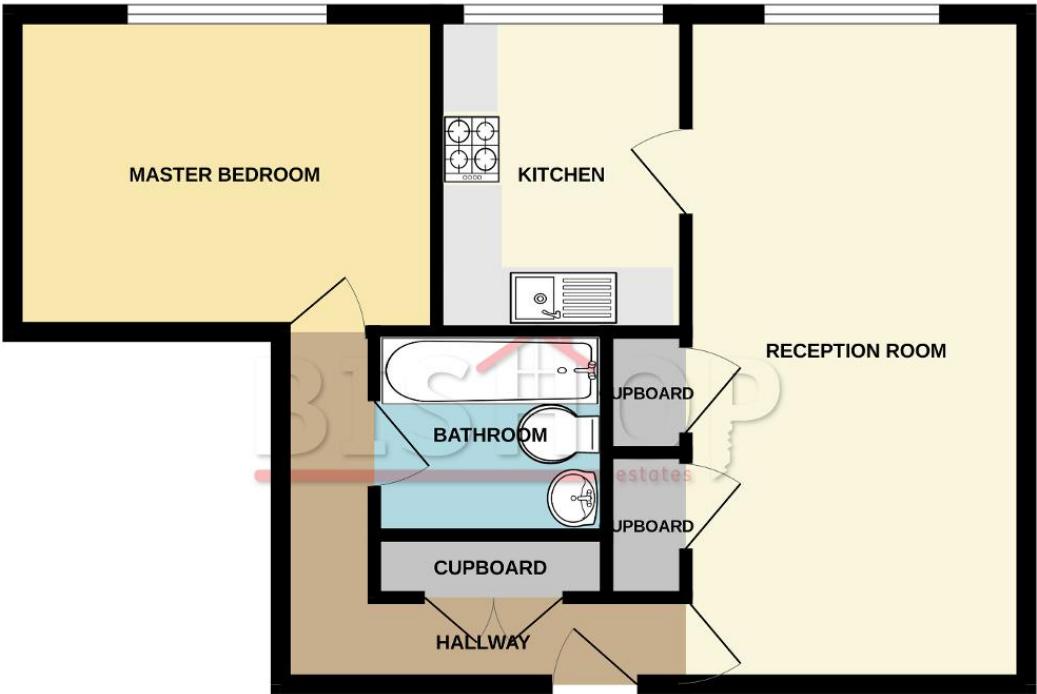
BEDROOM - 13' 6" x 9' 7" (4.12m x 2.94m) Double glazed window with far reaching views. Built in double wardrobe, electric heater and laminate flooring. Ceiling light.

BATHROOM - Fitted with a matching three piece suite in white comprising a panelled bath, with shower attachment and shower curtain, pedestal wash hand basin and wc with mirror above.





SECOND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



SECOND FLOOR ONE BEDROOM APARTMENT
TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, 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. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case. Not all landlords are willing to accept pets within their property.