

## 1 Bedroom Flat for Sale - £260,000

Taylor Close, Orpington, Kent, BR6 9UH



### KEY FEATURES

- SELF CONTAINED FIRST FLOOR FLAT
- LARGE LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- MODERN BATHROOM SUITE WITH SHOWER
- ELECTRIC HEATING
- CLOSE TO SHOPS AND TRANSPORT
- WALKING DISTANCE TO ORPINGTON HOSPITAL
- BONUS ALLOCATED GARAGE
- EPC RATING C
- COUNCIL TAX BAND C

## Description

This modern, purpose built one bedroom flat is situated in an ideal location and is only a short walk away from Orpington High Street and Orpington and Chelsfield train stations. The property comprises of a downstairs lobby and stairs up to the large lounge/dining area. Opposite the lounge is a small hallway area with a storage area and an airing cupboard. There is a lovely double bedroom. Modern white bathroom suite with shower over and a separate modern kitchen with washing machine.

## Location

Taylor Close lies within a short walk of public transport and easy reach of Orpington High Street which offers a comprehensive range of shops including Tesco & Sainsbury supermarkets. Green Street Green is a similar distance providing more local day to day amenities as well as Waitrose supermarket. Those wishing to commute can use either Orpington or Chelsfield Main Line Railway Stations which provide fast and frequent services to central London. Education is well catered for in the area with a number of highly regarded state and private schools within a wide radius including Warren Road and Holy Innocents Catholic Primary Schools a short walk away. The M25 can be joined at Junction 4 allowing easy access to all the major road networks, Gatwick and Heathrow airports.

## Ground Floor

**OUTSIDE STORAGE CUPBOARD -**

**COMMUNAL ENTRANCE -** Communal door leading to small hallway. Door to property:

## First Floor

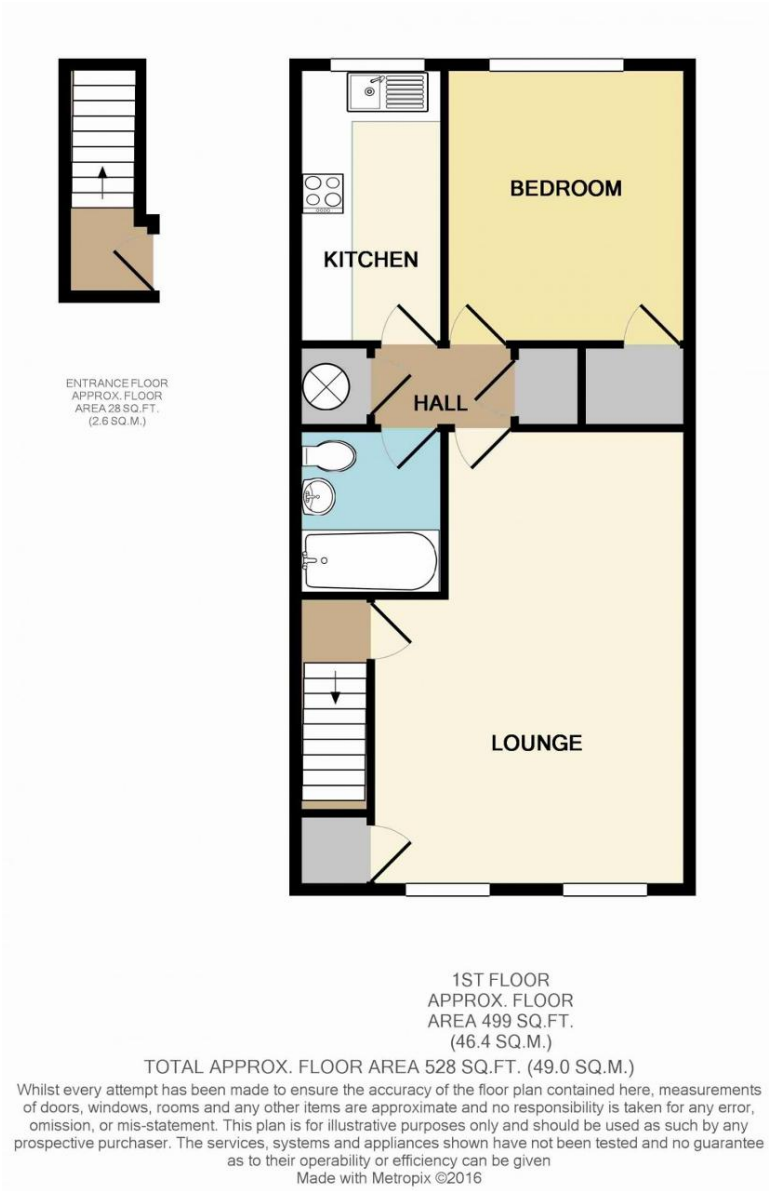
**LOUNGE / DINING ROOM - 18' 0" x 12' 5" (5.5m x 3.8m)** Two double glazed windows to front, storage cupboard, laminate flooring, two electric panel heaters.

**BEDROOM ONE - 10' 9" x 9' 6" (3.3m x 2.9m)** Built in wardrobe, flooring, electric panel storage heater.

**KITCHEN - 10' 11" x 5' 10" (3.33m x 1.78m)** Double glazed window to rear, stainless steel single drainer sink unit set in a range of comprehensive wall and base units with work surfaces, electric hob electric oven cooker hood, washing machine.

**BATHROOM -** Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, ceramic tiled walls, vinyl tiled flooring, chrome towel rail.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

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2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
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