



## Arbor House, Station Road, Orpington, Kent, BR6 0RY

£300,000 Leasehold



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## Property Description

A 2 Bedroom purpose built flat which is situated on the same level as the car park in this modern block above the Tesco superstore. It features a well equipped kitchen with appliances, a lounge with private balcony and a lovely 3 piece bathroom suite. It benefits from central heating via radiators, newly fitted black out curtains, an entryphone system, and allocated parking. The property is conveniently situated for both High Street and Station. Offered with the added advantage of NO CHAIN, internal viewing is strongly recommended.

## Entrance

Lift to all floors.

## Hall

Entry phone system, cupboard housing cylinder, radiator.

## Bedroom 1

17'3" x 9'0" (5.26 x 2.74)

Double Glazed window to rear, radiator. fitted wardrobe, storage cupboard.

## Bedroom 2

13'4" x 6'6" (4.06 x 1.98)

Double Glazed window to rear, Radiator.

## Living Room

16'3" x 10'6" (4.95 x 3.20)

Double Glazed Patio Door, Patio, Radiator.

## Kitchen

10'6" x 6'6" (3.20 x 1.98)

Range matching wall and base units, built-in oven, washing machine, dishwasher, fridge freezer.

## Bathroom

3 Piece Suite comprising panel bath with shower attachment, low level WC, heated towel rail, pedestal wash hand basin.

## Allocated Parking

The parking bay is number 6.

## Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

EPC Rating: "C"

Total Square Meters: Approx. 63.1

Total Square Feet: Approx. 679

Lease Term: 125 Years From 2 November 2006

Service Charge: Latest Service Charge for 6 months is £1243.91, which must be paid in advance

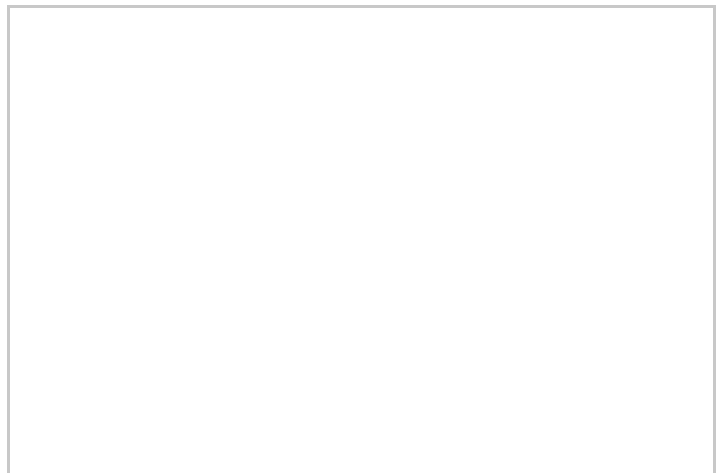
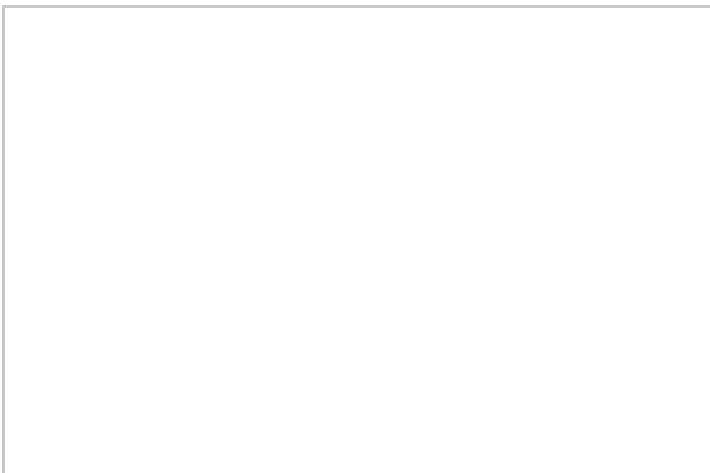
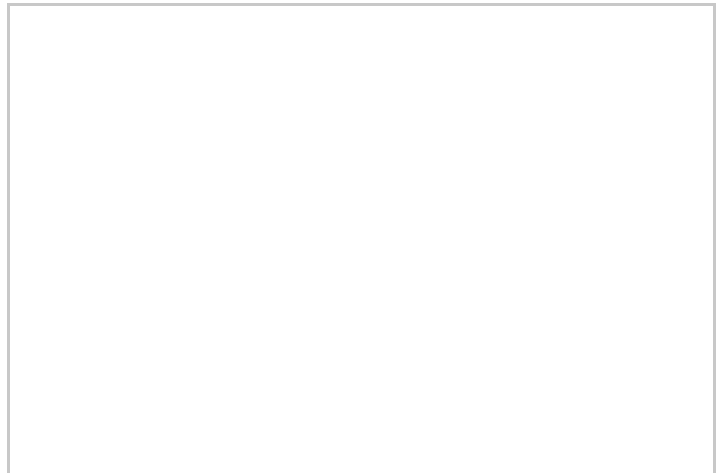
Ground Rent: £300 per annum

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily

to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

### Directions

Arbor House is the block of apartments directly above the Tesco Superstore in Orpington, adjacent to our offices in Orpington.



## Road Map



## Hybrid Map



## Terrain Map



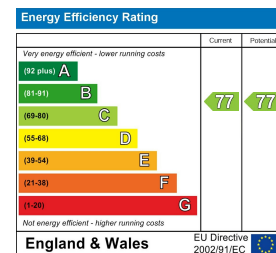
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.