



# Coleridge Way, Orpington, Kent, BR6 0UQ

£225,000 Leasehold



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## Description

This well presented ground floor apartment will make an ideal first time purchase, or buy-to-let opportunity, and will also suit someone looking to downsize. Benefitting from an extended lease (approximately 139 years) the flat is being marketed with the added of advantage of no onward chain. Features to note include gas fired central heating with combination boiler, a bright airy lounge with newly fitted patio door and full height window onto the communal grounds, modern kitchen with appliances, a double bedroom, and a contemporary style four piece bathroom suite. Located close by, there is a garage-en-bloc. The flat is situated on a popular development, close to Orpington High Street with it's array of shops, bars, cafes and restaurants, leisure facilities and the Odeon Cinema. The mainline station with a fast and frequent service to London, and local bus routes serving numerous destinations are also close at hand.

## Communal Entrance

With entryphone system, and a staircase leading to all floors. Via a small vestibule, shared with the other ground floor apartment, leading to:-

## Hallway

Meter cupboard. Entryphone system. Glazed panel and door to:-

## Lounge

With new double glazed patio door and adjacent full height double glazed window overlooking the communal grounds. Double panel radiator. Coving to ceiling. Doorway to:-

## Kitchen

Attractively fitted with a range of wall, base and drawer units, with smoked glass fronted display cabinet. Wine rack. Colour coordinated worktops, with inset stainless steel bowl sink and drainer with mixer tap over. Partly tiled walls. Double glazed window to rear. Wall mounted gas fired combination boiler. Integrated four burner gas hob, with stainless steel extractor canopy over, and with electric oven beneath. Freestanding appliances to include: washing machine, and upright fridge/freezer.

## Double Bedroom

Full height double glazed window to front. Single panel radiator. Coving to ceiling.

## Bathroom

A larger than average bathroom, comprising a modern white four piece suite- low level WC, fully tiled shower cubicle, vanity bowl wash hand basin upon plinth, and panel bath. Fully tiled walls with colour coordinated decorative border. tiled display shelf and two mirror fronted wall cabinets. Lighting.

## Communal Grounds

Surrounding the block.

## Garage-En-Bloc

Located close by, being at the near end of the block, and with up and over door to front.

## Lease Details & Charges

The following information has been provided by the seller, and should be verified by a purchaser prior to exchange of contracts-

- The lease length was 159 years from March 2004

(Approximately 139 years remaining)  
- Ground Rent: "Peppercorn"-  
- Service Charge: £1,006.65 + amendment amount of £207.36 for this year.  
\*\*Please note these charges may be subject to reviews and this should be verified by a solicitor/conveyancer.

baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

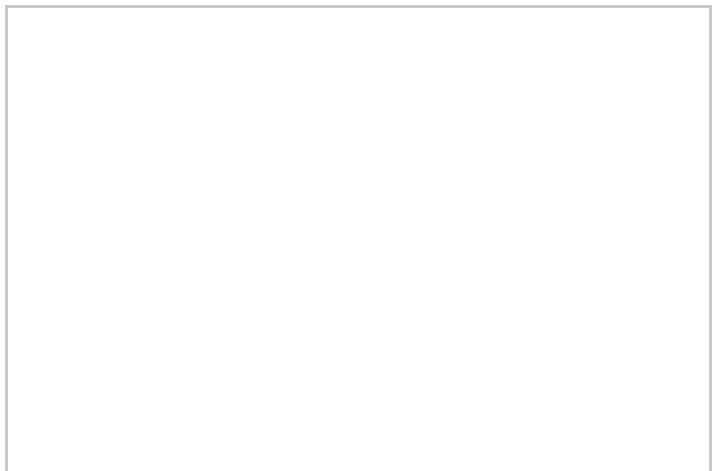
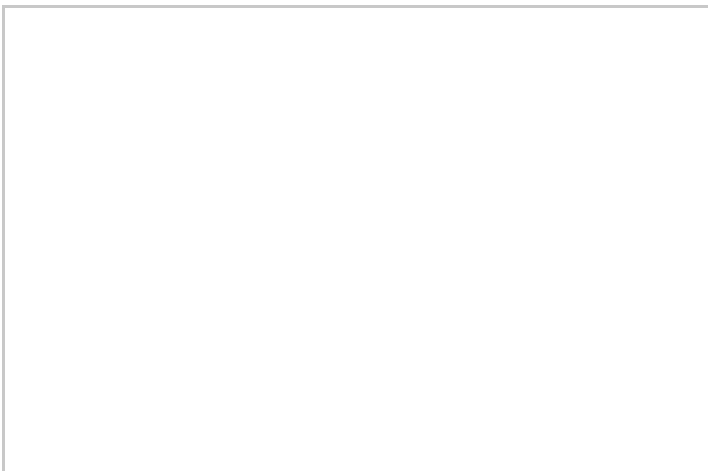
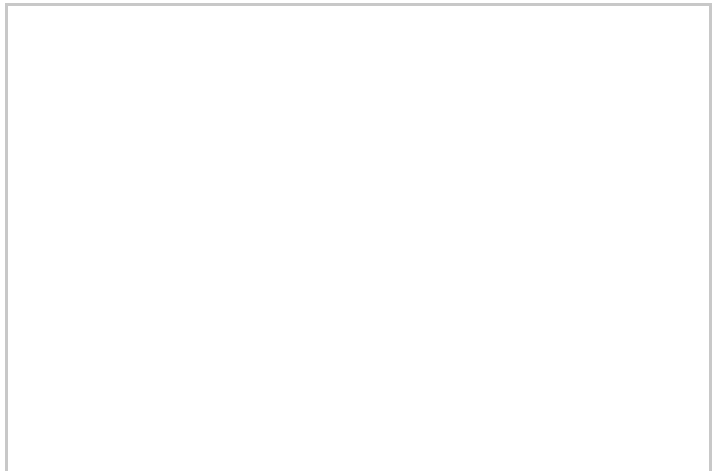
**Agents' Note**

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

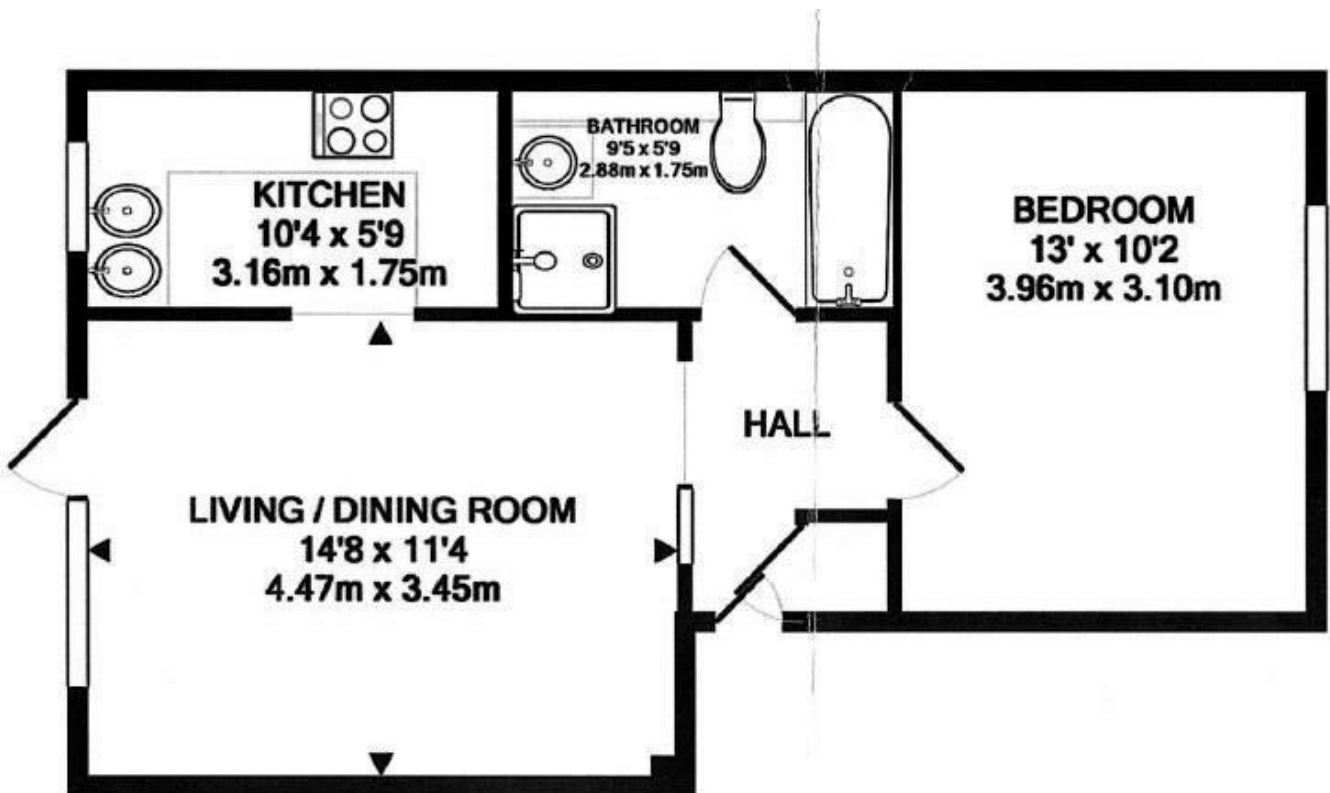
Council Tax Band: "C"  
EPC Rating: "D"  
Total Square Meters: Approx. 43  
Total Square Feet: Approx. 462.8  
Room Measurements: As per floorplan

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

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



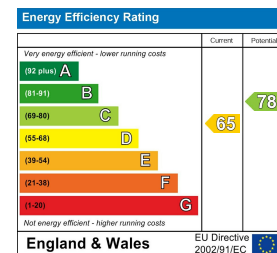
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should 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.