



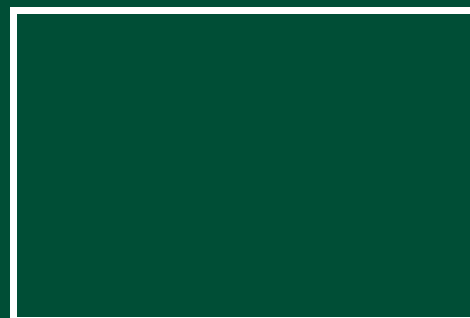
Glendower Crescent, Orpington, Kent, BR6 0UR

£275,000 Leasehold



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Description

A purpose built top floor apartment located close to the town centre, and within easy access of the ever-popular Perry Hall School, and Orpington Station. Tastefully decorated, accommodation includes: lounge, fitted kitchen, two bedrooms and re-fitted white bathroom suite (2020). The property benefits from fitted carpets, double glazing, gas fired central heating (boiler installed 2020) as well as your own loft for storage. and a long lease. Outside are communal grounds, plus a garage-en-bloc.

Communal Entrance

With entryphone system. Staircase leading to all floors.

Entrance Vestibule

Double doors from top floor landing, and with entrance to two flats including 34.

Hallway

Entryphone. Multi paned double doors leading to hallway. Coving to ceiling, access to loft (housing boiler), meter cupboard, plus deep built-in cupboard.

Lounge

15'10 max x 14'7 max

Double glazed window to rear, with double panel radiator beneath. Coving to ceiling. Through to:-

Kitchen

10'10 x 6'6

Fitted with a contemporary style range of wall, base and drawer units, together with colour coordinated worktops and partly tiled walls. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Appliance space, including plumbing for

washing machine. Integrated 4 ring ceramic hob with oven under, and contemporary style glass and stainless steel extractor hood over. Double glazed window to rear

Bedroom 1

11'11 x 10'0

Double glazed window to front with double panel radiator beneath. Coving to ceiling.

Bedroom 2

12'1 max (9'8 min) x 8'6

Double glazed window to front with double panel radiator beneath. Coving to ceiling.

Bathroom

Fitted with a white suite comprising:- panel bath with separate Triton shower unit over, and with shower screen. WC with concealed cistern, and pedestal wash hand basin. Ladder style radiator, complimentary tiling. Double glazed obscure window to side.

Communal Grounds

Surrounding the block.

Garage-En-Bloc

Agents' Note

Please note - some of the photographs displayed were taken prior to the start of the current tenancy.

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: "C"

Total Square Meters: Approx. 60

Total Square Feet: Approx. 645

Lease 159 years from March 2004

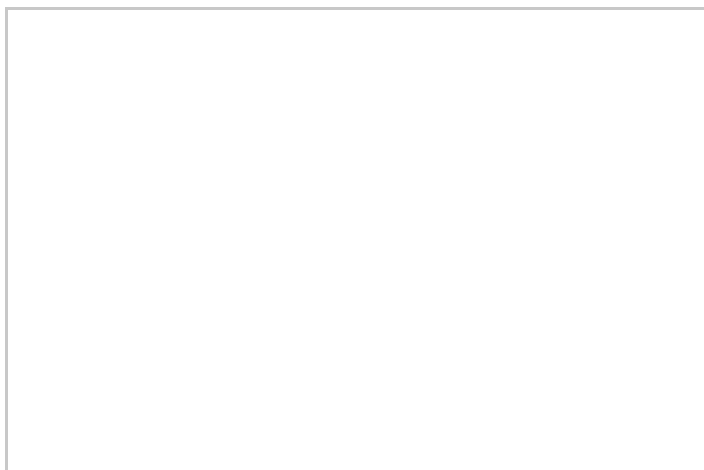
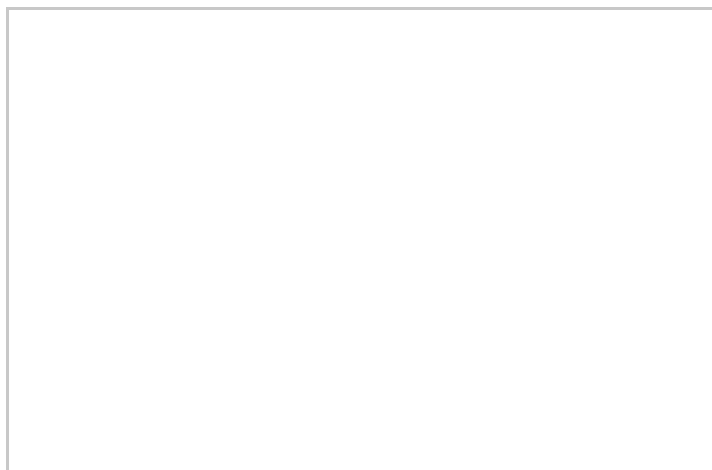
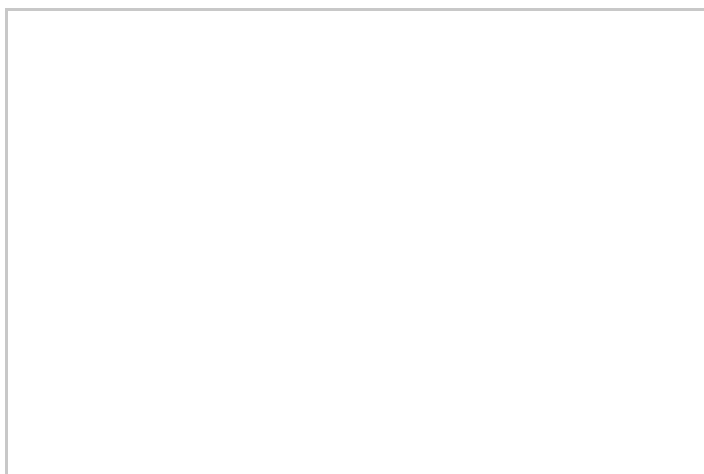
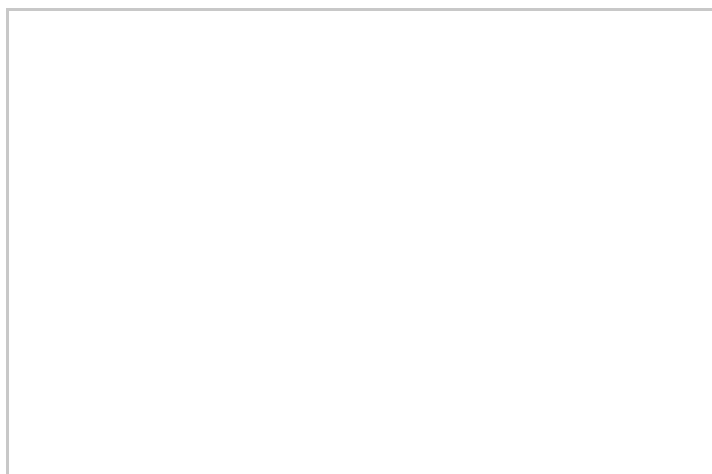
Service charge approximately £1189.66 (we believe to include ground rent)

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

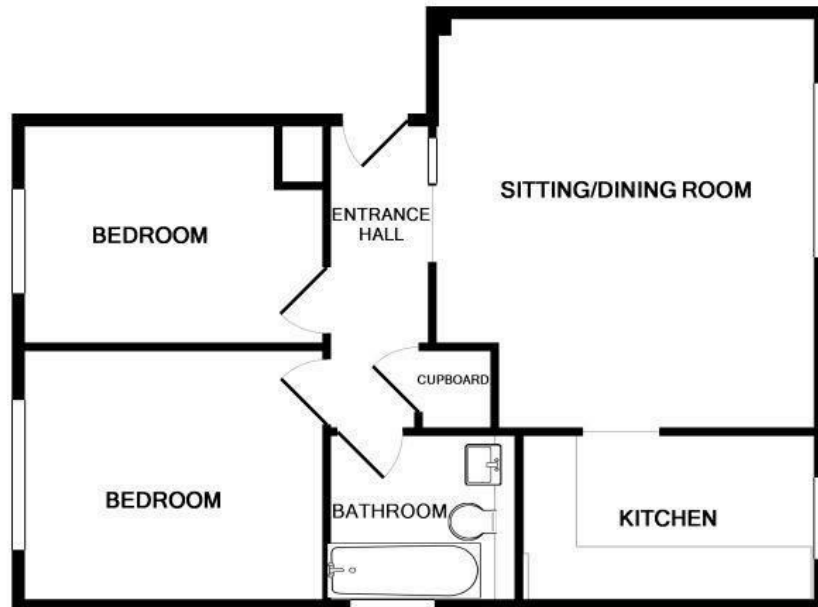
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Directions

From our offices adjacent to Tesco, proceed to the War Memorial, and bear left in to the High Street. Continue to the end, and follow the one way system around. At the junction with Goodmead Road/Perry Hall Road, proceed straight across into Goodmead Road. Bear left into Glendower Crescent.



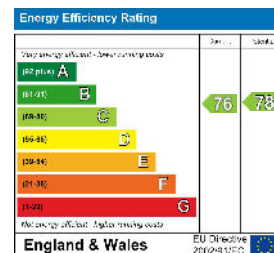
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or 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.