



Clareville Road, Orpington, Kent, BR5 1RU

Price Guide £325,000 Leasehold



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Description

Guide Price £325,000 - £350,000. This spacious and very well presented ground floor maisonette enjoys lovely views over green spaces both to the front, and the rear. The property is offered "chain-free", and accommodation includes private entrance opening onto a double aspect lounge, a very attractively fitted kitchen/diner with integrated appliances, two bedrooms, and a modern wet room. Communal grounds surround the block of maisonettes and flats, and there is a garage-en-bloc. Ideal for those that are down-sizing, for First Time Buyers, or Investors, the property is most conveniently situated for bus routes, Orpington and Petts Wood railway stations, and a selection of very good schools. Viewing comes highly recommended.

Lead In

Small area of grass and borders by the front and side of the property.
Storage cupboard with UPVc door. UPVc stable style door leading to-

Entrance

Cloaks cupboard housing electric meter, and fuse box. Opening onto:-

Lounge

Being double aspect with double glazed window to side, and to front overlooking a pleasant green. Electric night storage heater. Coving to ceiling. Attractive flooring.

Kitchen / Diner

Attractively fitted with an extensive range of 'Shaker' style wall, base and drawer units with colour

coordinated woodblock effect worksurfaces and matching flooring. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Partly tiled walls. Two large double glazed windows to rear overlooking a green. Integrated appliances including ceramic hob with stainless steel splashback behind, plus electric oven below, and extractor hood above. Built-in fridge/freezer, dishwasher, and washing machine. Built-in broom cupboard. Electric night storage heater. Coving to ceiling.

Inner Lobby

Built-in linen cupboard. Additional built-in double doored cupboard housing wall mounted water heater.

Bedroom 1

Double glazed window overlooking a green to the front. Electric night storage heater. Coving to ceiling.

Bedroom 2

Double glazed window overlooking a green to the rear. Electric night storage heater. Coving to ceiling.

Wet Room

Refitted, and attractively fitted a white suite comprising: WC with concealed cistern, wall mounted wash hand basin, and shower unit. with adjacent shower sheet Ladder style radiator. Partly tiled walls. Extractor fan,. Double glazed obscure window to rear.

Communal Grounds

With pleasant areas of green both in front and to the rear of the property.

Garage-En-Bloc

Located close by. With painted green up and over door to front.

Lease Details & Charges

The following information has been supplied by the seller, and is provided here in all good faith. All information should be checked and verified by a purchaser and their solicitor, prior to exchange of contracts-

Lease - Approximately 950 years remaining

Ground Rent- Peppercorn

Maintenance Charge - £310 per annum as of April 2023.

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: "C"

EPC Rating: "E"

Total Square Meters: Approximately 57.4

Total Square Feet: Approximately 618

Room Dimensions - Please see floorplan

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

From our offices adjacent to Tesco in Orpington, proceed to the War Memorial roundabout, and take the fourth exit continuing back up along Station Road. Passing under the railway bridge, and then with Orpington mainline station to your right, continue up the hill and along Crofton Road. At the mini roundabout, take the second exit, turning right into Crofton Lane. At the next mini roundabout, take the first exit, turning left into St Thomas Drive. Take the second left hand turning into Grumping Road, following this road around, and then taking the first right hand turning into Lyoth Road. At the T-junction with Clareville Road, this particular maisonette will be found directly opposite you.

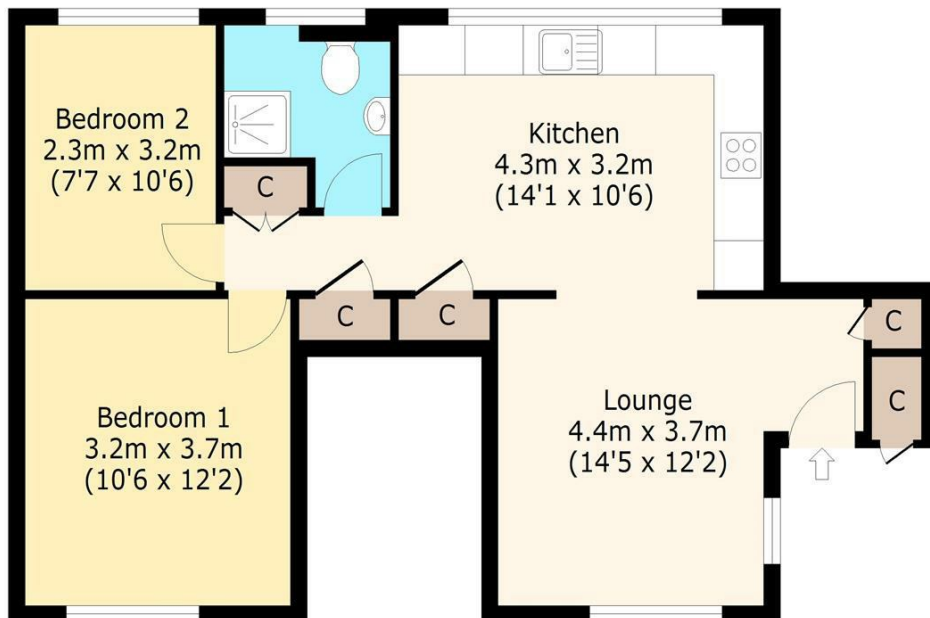




Floor Plan

Ground Floor

Approx. 57.4 sq. meters
(618 sq. feet)

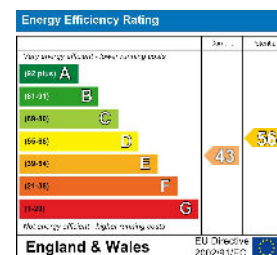


Total area: approx. 57.4 sq. meters (618 sq. feet)
For illustration purposes only - not to scale

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.