



47 Taylor Close

, Orpington, BR6 9UH

£250,000



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Description

Situated along a walkway, this ground floor apartment is offered to the market with no onward chain. The property is well presented, and benefits from an 18'0" max living room, modern kitchen, shower room, and a double bedroom with fitted wardrobe, and with direct access to a private garden. There is allocated parking, and the lease is well in excess of 950 years. Situated on the favoured south side of Orpington, the property is ideally placed for local amenities, bus routes, and the mainline station. Call the Vendors' sole agents now for an immediate viewing.

Communal Porch

Main entrance door, and with entry doors to flats 47 and 48.

Living Room

18'1" x 12'0" max (5.51m x 3.66m max) with double glazed window to front. Laminate flooring. Electric heater. Coving to ceiling. Deep understairs storage cupboard. Glazed door leading to:-

Inner Hallway

Deep shelved cupboard, plus double doored storage cupboard housing water tanks. Coving to ceiling. Laminate flooring. Doors leading to:-

Kitchen

Bedroom

10'11" x 9'7" (3.33m x 2.92m) Double glazed window, and double glazed door leading to the rear garden. Electric heater. Coving to ceiling. Built-in cupboard. Laminate flooring.

Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle, low level WC, and vanity wash hand basin with cabinet below. Ladder style radiator. Partly tiled walls. Extractor.

Front Garden

Crazy paved. Outside bin cupboard.

Rear Garden

Own private rear garden, backing approximately south. Outside water tap. Curved crazy paved terrace, and then laid to lawn. Plant, shrub and hedge borders. Two timber garden sheds.

Allocated Parking Space

Located close by.

Lease Details & Charges

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

Lease - 999 years from 1984 (Approximately 960 years remaining)

Ground Rent - TBA

Service Charge- TBA

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: "D"

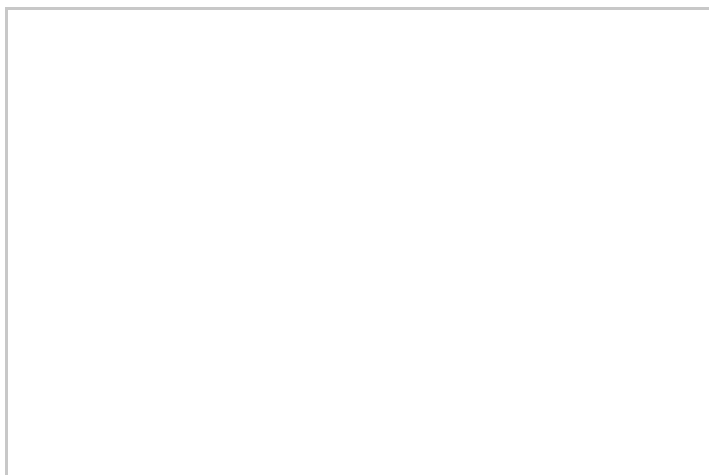
Total Square Meters: Approx. 45.4

Total Square Feet: Approx. 489

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 third exit, proceeding in an approximately southerly direction along Sevenoaks Road. Continue under the railway bridge, and shortly afterwards, at the mini roundabout, take the second exit, turning right into Stapleton Road. Turn left into Mitchell Road. Turn left, after a distance, into Strickland Way. At the bottom of the hill, bear right into Taylor Close, and looking straight ahead of you, this particular flat will be found towards the far left hand corner,.



Road Map



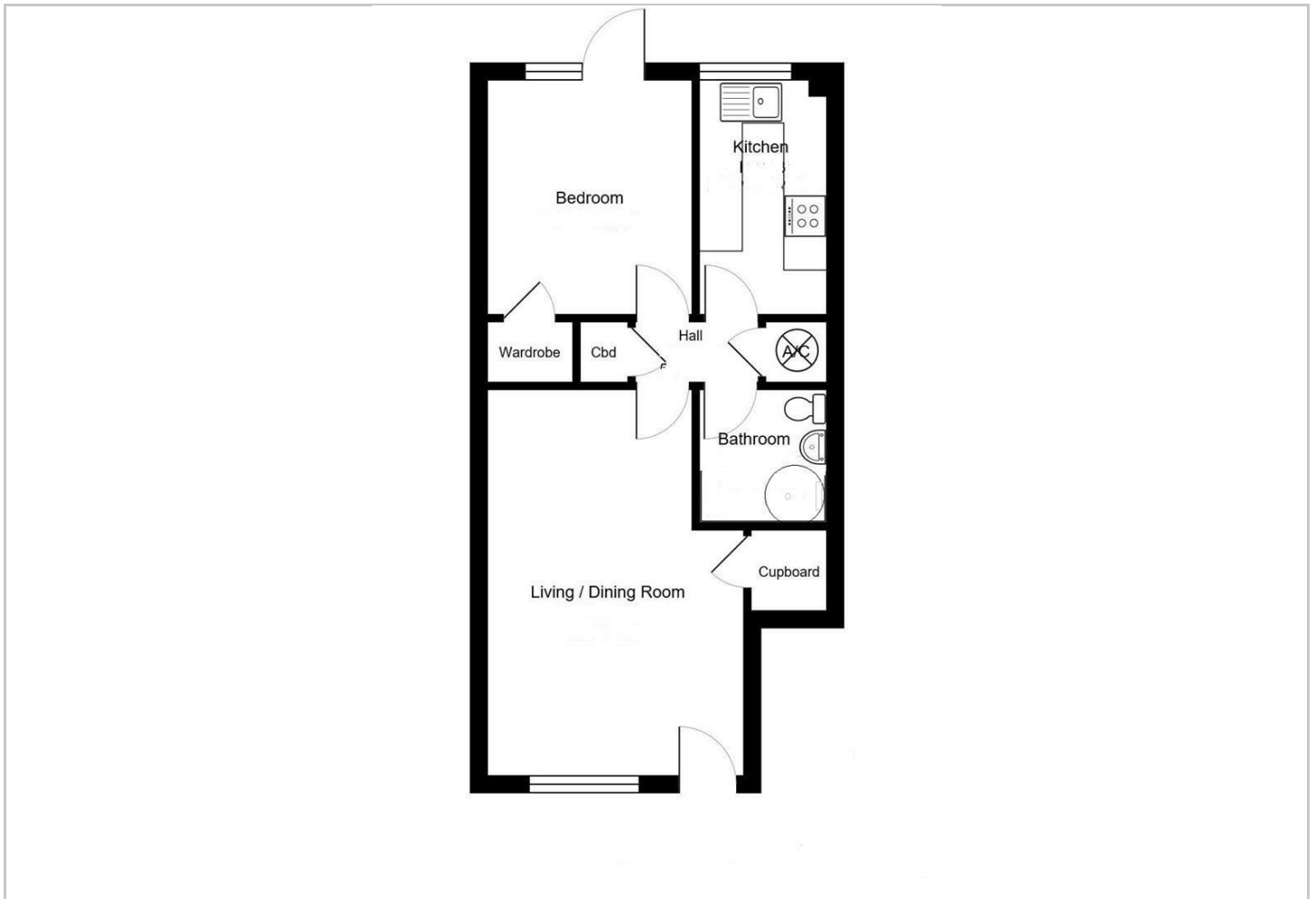
Hybrid Map



Terrain Map



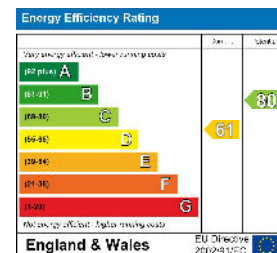
Floor Plan



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.