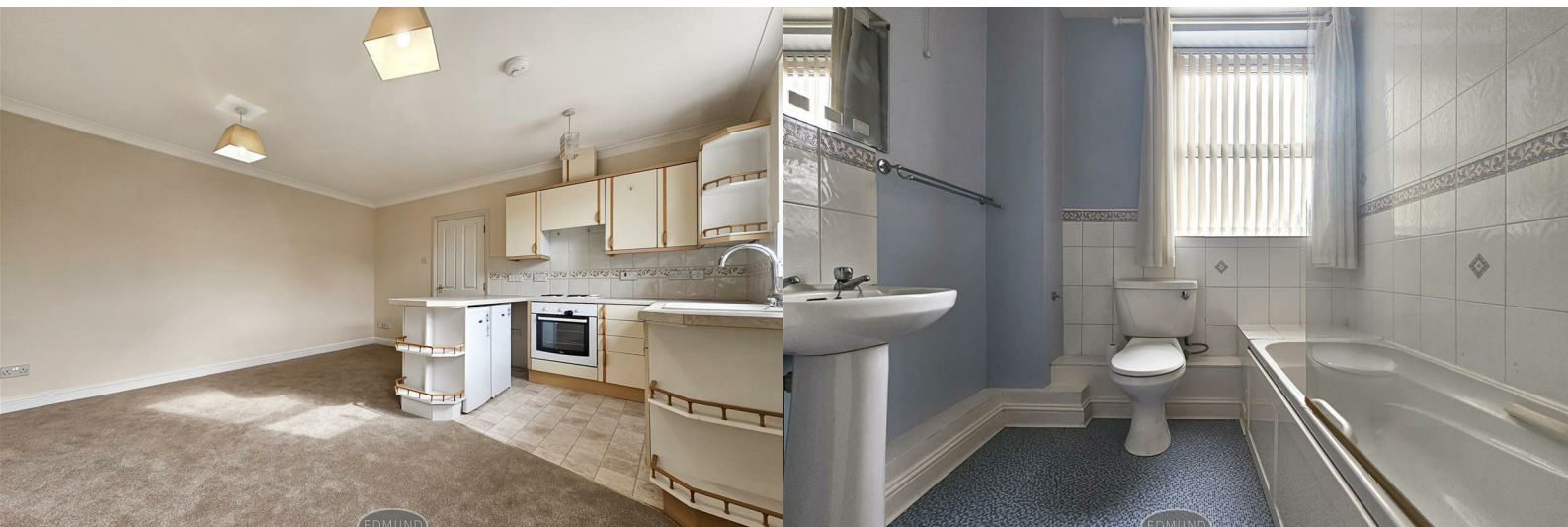




## Hartington Close, Orpington, Kent, BR6 7TP

£220,000 Leasehold





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## Communal Entrance

With entryphone system.

## Hallway

With entrance door access via a small vestibule leading to this, and one other ground floor flat. Entryphone system. Electric night storage heater. Coving to ceiling. Cupboard housing water tanks.

## Lounge With Open-Plan Kitchen

With two double glazed windows to the front. Electric night storage heater. TV point. Coving to ceiling. The kitchen area includes a range of wall, base and drawer units with display shelving. Marble effect worktops. Inset colour co-ordinated one and a half bowl sink unit. Partly tiled walls, with decorative border. Integrated electric hob, with extractor fan above, and electric oven beneath. Freestanding appliances: under counter fridge; under counter freezer; and washing machine.

## Bedroom

Double glazed window to the front. Electric night storage heater. Fitted wardrobes to one wall with two mirror fronted sliding doors.

## Bathroom

Fitted with a modern, white three piece suite comprising: panel bath with shower screen and hand held shower attachment; pedestal wash hand basin; and low level WC. Partly tiled walls, with decorative border and inserts. Double glazed frosted window to the front.

## Communal Grounds & Parking

With residents' parking.

## 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 1st July 1996 to 1st July 2119 (Approximately 94 years remaining)
- Ground Rent: £150.00 per year
- Service Charge: £1,701.82 per year

**\*\*Please note these charges may be subject to reviews and this should be verified by a solicitor/conveyancer.**

## 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"

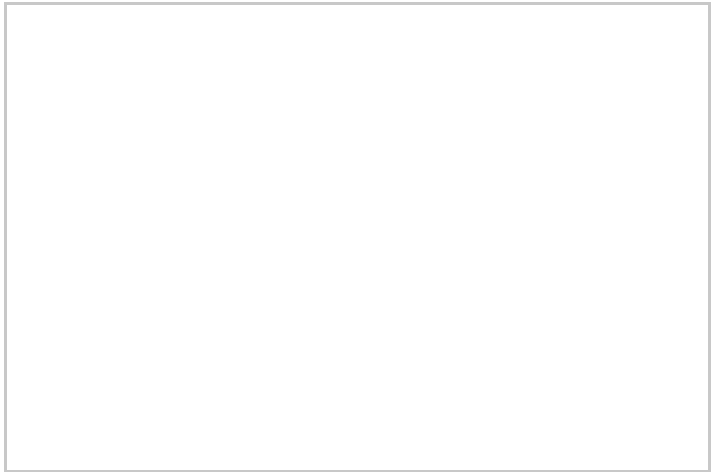
Total Square Meters: Approx. 43

Total Square Feet: Approx. 462.8

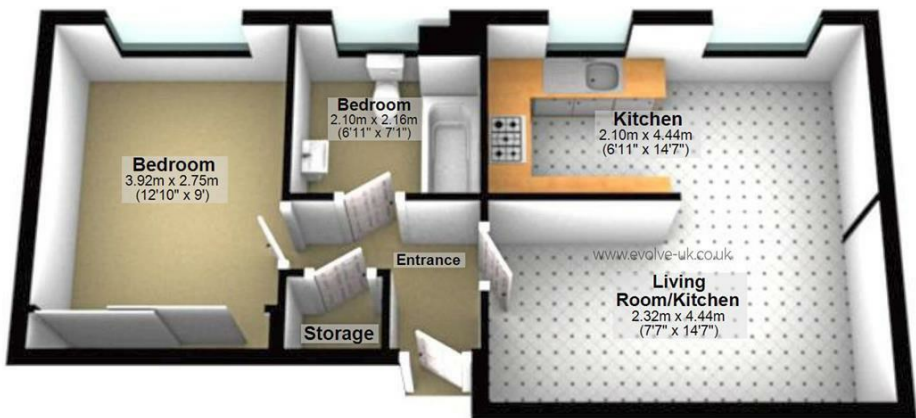
Room Measurements: As per floorplan

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



## Floor Plan



Plan produced for EDMUND Estate Agent



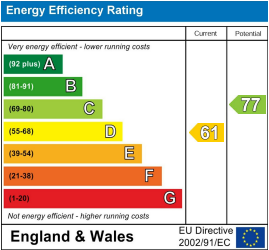
This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	40.1
	Sq. feet	431.6

## 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.