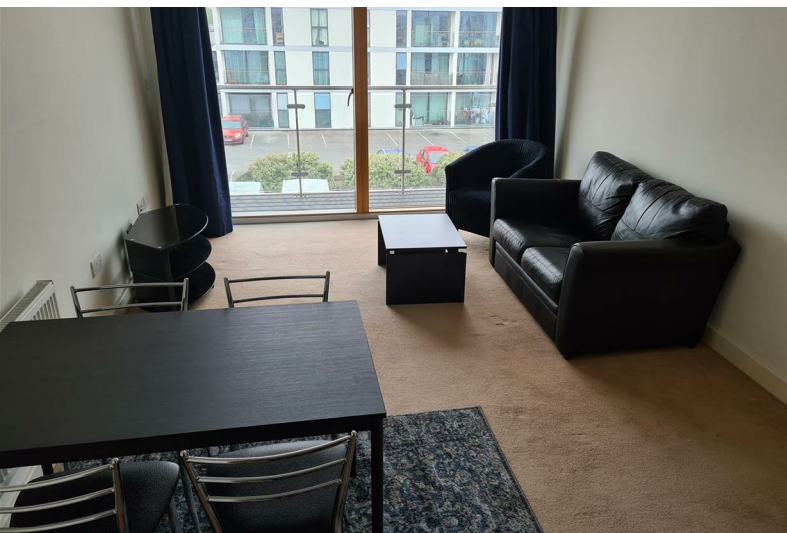




Arbor House, Orpington, Kent, BR6 0RY



# Arbor House, Orpington, Kent, BR6 0RY



## Property Description

This well presented fifth floor apartment is located in the popular Tesco development, and is within a few hundred yards of Orpington High Street, and just a short walk from the mainline station. The well presented accommodation includes a 15'9 lounge opening onto a balcony, kitchen with built-in appliances, a 14'5 x 9'2 bedroom with fitted wardrobe, and a bathroom suite. Further benefits include allocated parking, and the benefit of no onward chain.

## Entrance

Stairs and lifts leading to the 5th floor.

## Hallway

Video entryphone system. Radiator. Cupboard housing heating system. Cloaks cupboard.

## Lounge

15'9" max x 10'6" max (4.8 max x 3.2 max)

Radiator. Through to the kitchen. Double glazed sliding patio doors leading onto:-

## Balcony

Overlooking the carpark below.

## Kitchen

7'10" max x 7'7" max (2.39 max x 2.31 max)

Fitted with a range of colour coordinated wall, base and drawer units with granite effect worktops and up ends. Inset stainless steel one and a half bowl sink unit with mixer tap over. Integrated dishwasher. Integrated ceramic hob with stainless steel extractor fan over, and with electric oven under. Built-in fridge/freezer. Space and plumbing for free-standing washing machine.

## Bedroom

14'5" max x 9'2" max (4.39 max x 2.79 max)

Double glazed window overlooking the carpark below. Radiator. Built-in wardrobe with sliding doors.

## Bathroom

A particularly spacious bathroom, fitted with a modern white suite comprising:- bath with side panel and shower attachment over, WC with concealed cistern, and inset vanity wash hand basin set within counter top with cupboard unit under. Heated towel rail. Partly tiled walls with colour coordinated decorative border. Downlighting.

## Allocated Parking

## Lease Details & Charges

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

The seller advises that:

- The lease length was 125 years from November 2006
- Ground Rent - £250 for the first 25 years of the lease, £500 for the next 25 years, £1,000 for the next 25 years, £2,000 for the next 25 years and £4,000 for the remainder of the term
- Service Charge -- £1,402.97 1/2 yearly (last paid in October 2024)
- Review date of charges - TBA

## Agent's Notes:-

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: "B"

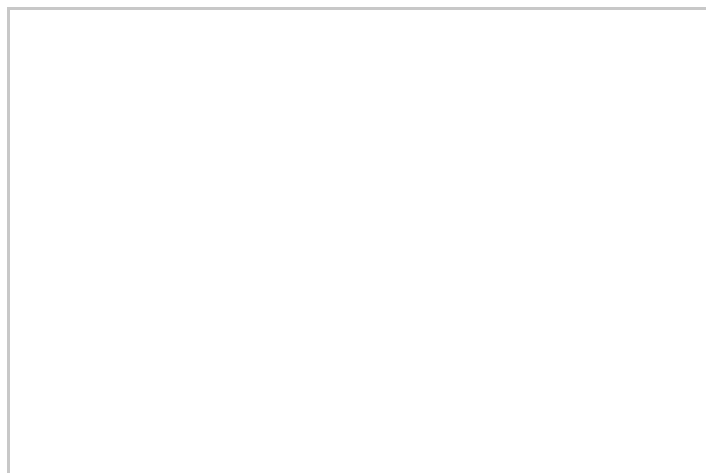
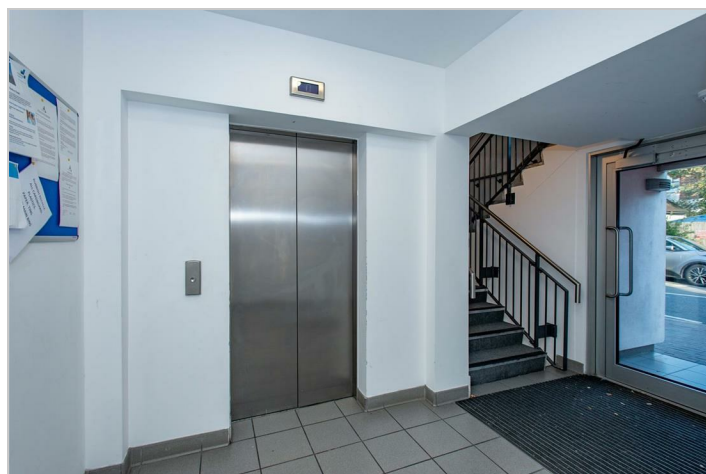
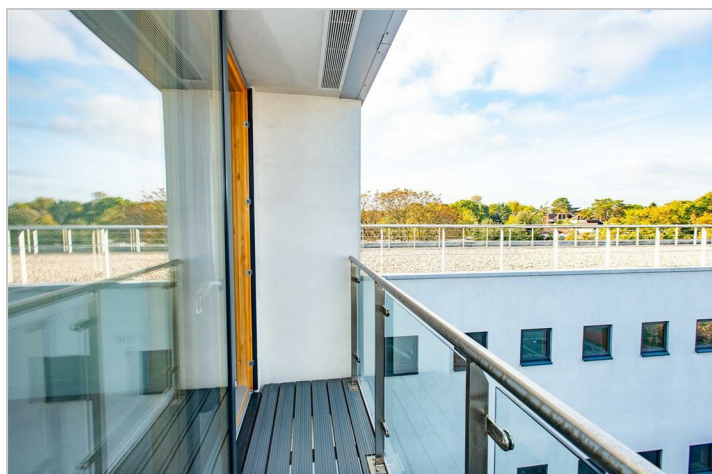
Total Square Metres: Approximately 47

Total Square Feet: Approximately 509

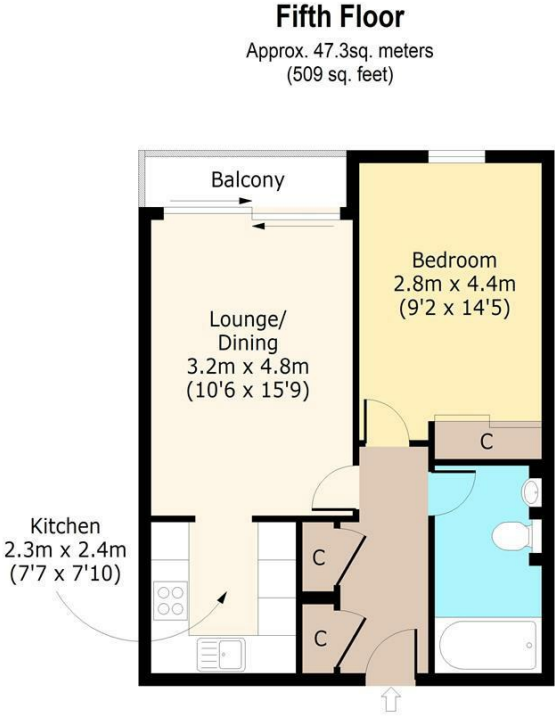
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

### Directions

Arbor House is the block of apartments directly above the Tesco Superstore in Orpington, adjacent to our offices in Orpington.



## Floor Plan

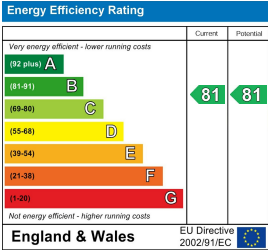


Total area: approx. 47.3 sq. meters (509 sq. feet)  
For illustration purposes only - not to scale

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.