



**Taylor Close, Orpington, Kent, BR6 9UH**

**£250,000 Leasehold**



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## Description

With no chain, this ground floor maisonette benefits from its own front and rear gardens, a garage-en-bloc, and a long lease. It is situated in a popular cul-de-sac on the favoured south side of Orpington, within walking distance of Orpington mainline station and bus routes. The property is also ideally placed for local shops at The Crescent, as well as a comprehensive array of shops and leisure facilities in Orpington High Street. Accommodation includes a spacious lounge with dining area, kitchen, shower room, and double bedroom with direct access onto the rear garden. There is ample storage, and double glazing is installed. Viewing is highly recommended.

## Entrance

Lobby shared with the maisonette directly above. Entrance door.

## Lounge

18'3" x 12'0" max (5.56m x 3.66m max)

Double glazed window to the front. Built-in deep understairs cupboard.

## Inner Lobby

Built-in cupboard housing both the hot water cylinder, and the cold water tank. Additional built-in cupboard with slatted shelving, and also power point (a useful space for an additional freestanding fridge or freezer, if required).

## Kitchen

9'9" x 5'9" (2.97m x 1.75m)

Fitted with a range of wall, base and drawer units with colour coordinated work surfaces, and inset stainless steel single bowl single drainer sink unit. Partly tiled walls. Double glazed window overlooking the rear garden. Space for slot-in electric cooker (with electric point), and washing machine (with plumbing), plus further appliance space.

## Double Bedroom

11'10" x 9'0" max (3.61m x 2.74m max)

With a double glazed window, and UPVc door onto the rear garden. Deep built-in cupboard.

## Shower Room

Fitted with a white suite comprising: low level WC; vanity wash hand basin with cupboards beneath; and walk-in shower with electric shower unit, with Whiterock finish. Extractor fan. Partly tiled walls with decorative border at dado rail height.

## Front Garden

Area of lawn, with shrub and hedge borders. Outside refuse store (housing electric meter).

## Rear Garden

Mainly laid to lawn with plant, shrub and hedge borders. Small terrace. Timber garden shed. Gated pedestrian access to the rear.

## Garage-En-Bloc

Located close by.

## 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 was 999 years from September 1980 (therefore, approximately 954 years remaining)
- Ground Rent - £70 per annum. In 2041 this will increase to £105 per annum and will continue at this level until the end of the lease term

\*\*Please note this charge may be subject to reviews and this should be verified.

## 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"

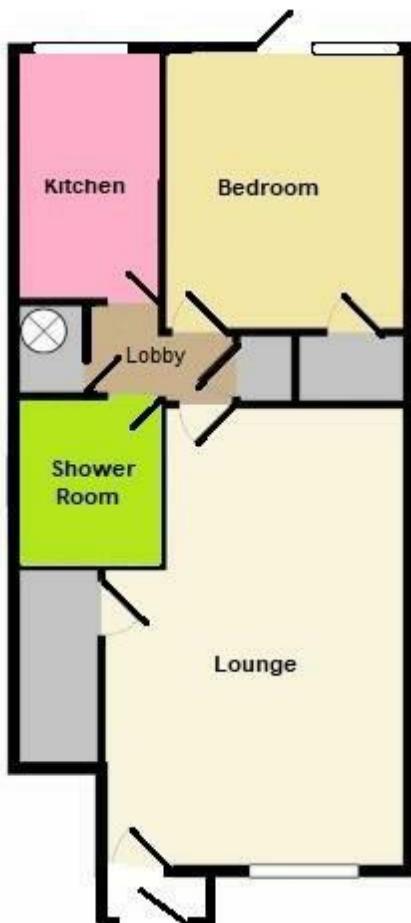
Total Square Meters: Approximately 45

Total Square Feet: Approximately 484

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



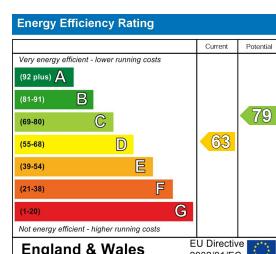
## Floor Plan



## 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.