



## 50 Bournewood Road, Orpington, Kent, BR5 4JL

\*\*\*Offers over £225,000\*\*\*

Nestled on Bournewood Road in the charming town of Orpington, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the ground floor, the property boasts easy access and features inviting patio doors that open directly onto well-maintained communal gardens, providing a lovely outdoor space to enjoy.

The flat is designed to maximise space and light, making it an ideal retreat for individuals or couples seeking a cosy home. With the added benefit of a garage, parking is hassle-free, accommodating one vehicle with ease.

Location is key, and this property does not disappoint. It is conveniently close to the local station, ensuring excellent transport links for commuters and easy access to the wider area.

This one-bedroom flat on Bournewood Road presents a wonderful opportunity for those looking to settle in a peaceful yet accessible neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.

- 1 Bedroom ground floor flat
- Garage en-bloc
- Communal gardens
- Patio doors leading to the communal garden
- Close to the stations
- Close to Shops, restaurants and parks
- Council Tax C
- EPC C

**£225,000**

GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 77        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |