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Coleridge Way, Orpington, Kent, BR6 0UQ

£280,000 Leasehold

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A well presented two double bedroom first floor purpose built flat that benefits from a modern kitchen and bathroom, with double glazing and gas central heating as well as a garage-en-bloc. Situated on a popular development close to Orpington High street with its wide range of shops and amenities. Orpington Railway station provides frequent commuter services to Charing Cross and Victoria. Local schools include Perry Hall Primary school which is rated as 'outstanding' by Ofsted.







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Communal Entrance
With Entryphone system, staircase leading to all floors, Communal refuse cupboard.

First Floor Vestibule
Entrance door to;-

Hallway
Glazed door and window to lounge. Broom cupboard housing meters. Airing cupboard housing hot water cylinder. Entryphone.

Lounge 15'2" x 13'4"max (4.62m x 4.06mmax)
Large double glazed rear aspect window with distant views. Double panel radiator. Coving to ceiling. Doorway to:-

Kitchen 10'5" x 6'2" (3.18m x 1.88m)
Double Glazed window to rear with distant views. Fitted with a range of wall, base and drawer units, with marble effect work tops. Stainless steel single bowl, single drainer sink unit with mixer tap over. Colour coordinated partly tiled walls. Laminate flooring. Matching cupboard concealing wall mounted gas fired central heating boiler . Extensive appliance space with electric point for cooker. Plumbing for washing machine.

Bedroom 1 11'5" x 8'4" (3.48m x 2.54m)
Large double glazed window to front. Single panel radiator.

Bedroom 2 11'5" x 8'2" (3.48m x 2.49m)
Double glazed window to front, with single panel radiator under.

Bathroom
Fitted with a white suite comprising : bath with separate shower unit over, together with a shower screen. Inset vanity wash hand basin with marble effect surround with cabinets over. Adjacent WC with concealed cistern. Surrounding display cabinet and pelmet with downlighting. Partly tiled walls. Extractor. High level heated towel rail. Double glazed obscure window to side

Communal Grounds
Surrounding the blocksof flats

Garage-en-Bloc
Located near by.

Lease Details
The following has been provided by the vendors and should be verified by the purchaser and/or their solicitor prior to exchange of contracts.

Remaining Lease: Approximately 137 years.

We are advised that the annual charge for buildings insurance, ground rent and maintenance charge is £1,504-98 (currently paid in monthly increments).

Agents Note
The following information is provided as a guide, and should be verified by the purchaser prior to exchange of contracts.

Council Tax Band: "C"
EPC Rating: "C"
Total Square Meters: Approximately 56
Total Square Feet: Approximately 602

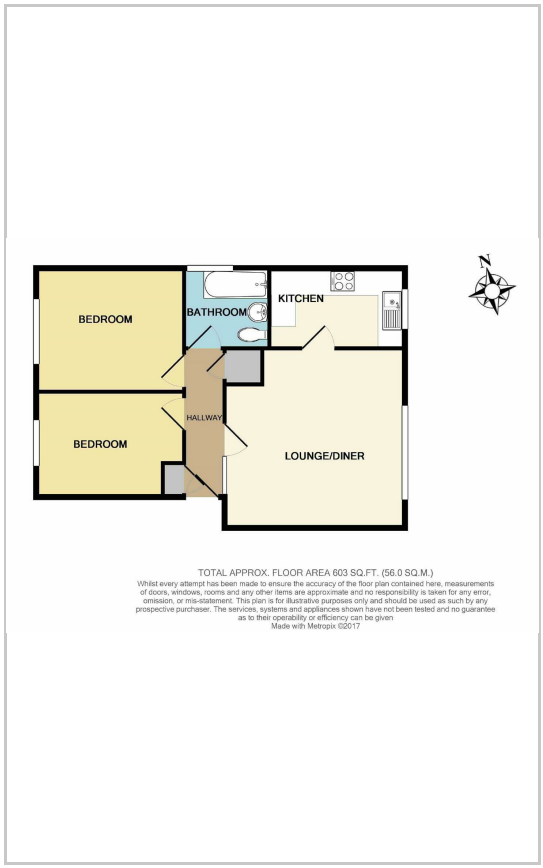
This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

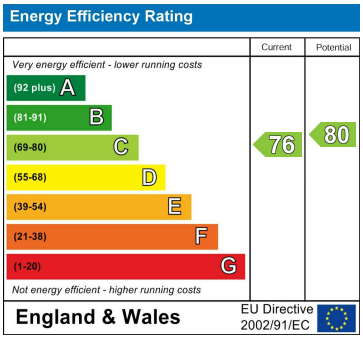
Area Map



Floor Plans



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.

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