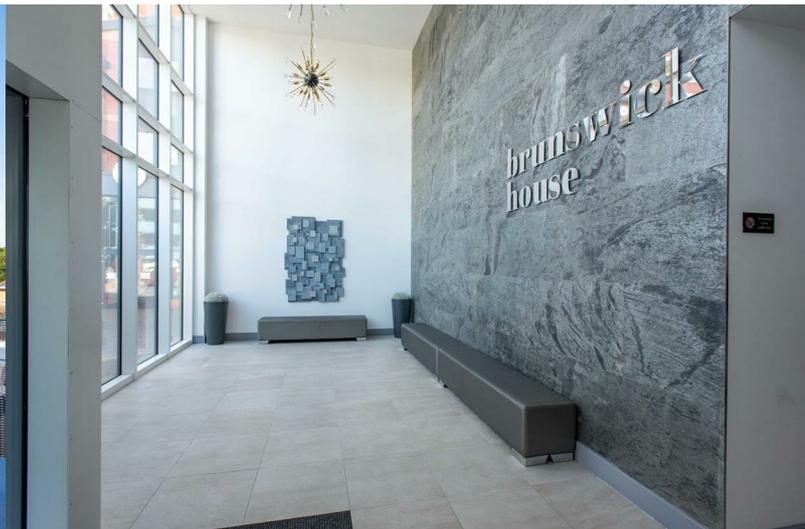




## Homefield Rise, Orpington, Kent, BR6 0RT

£400,000 Leasehold



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## Description

A simply stunning sixth floor apartment - one of the largest on the development - enjoying a most convenient location in the centre of Orpington with the High Street's full array of shops, leisure facilities, bars, restaurants, and Odeon Cinema Complex. Orpington Mainline Station with its fast and frequent service to London is just a short walk away, as are bus routes serving a number of destinations. A short car journey away, is Junction 4 of the M25, and Greenbelt Countryside is also close to hand. These quality apartments were built by Berkley Homes, the renowned builders, and benefit from very well maintained and laid out communal areas. Stylishly presented in contemporary, neutral tones, this apartment benefits from a sizable reception area with open-plan kitchen with access to the fantastic private sun terrace - a real "wow" factor, with amazing views. There are two good sized bedrooms (the master bedroom comes with an en-suite), and family bathroom. Undoubtedly, another feature is the winter garden balcony accessed off the master suite. Offered to the market with a long lease (approximately 240 years), and with the advantage of no onward chain, viewing comes highly recommended.

## Communal Entrance

A large, bright, and well appointed communal entrance hall welcomes you to this executive style development of apartments. With staircase, and lifts to all floors. Video entryphone system

## Hallway

Most attractive flooring runs throughout the majority of the rooms (apart from the bathrooms). Single panel radiator. Downlighting. Video entryphone

system, Large walk-in utility cupboard with light and power; housing the heating system, electric meter, and with space and plumbing for free-standing washing machine. Further walk-in storage cupboard with light.

## Reception Area & Kitchen

18'5" x 14'5" max (5.61m x 4.39m max)

A lovely large, bright room. The living area includes two double panel radiators, downlighting, double glazed sliding patio doors leading onto the Sun Terrace, and with additional double glazed window to the side. Opening onto the kitchen area which is attractively fitted with a range of white contemporary style wall, base and drawer units with colour coordinated worktops and upends. Large stainless steel bowl sink with mixer tap above. Concealed LED under cabinet lighting. Integrated Bosch electric hob with coloured glass splashback, and with extractor hood above. Integrated electric cooker beneath. Integrated microwave oven. Integrated dishwasher. Integrated under-counter fridge, and adjacent integrated under-counter freezer.

## Sun Terrace

A rarity in Orpington, and with views across the town. Large terraced area with raised planters.

## Bedroom One

17'8" max x 9'0" + wardrobe depth (5.38m max x 2.74m + wardrobe depth)

Double glazed sliding patio doors to the Winter Garden Balcony. Double panel radiator. Fitted with a range of mirror fronted sliding doored wardrobes to one wall. Door to the En-Suite Shower Room.

Tel: 01689 821904

### Winter Garden Balcony

With full height windows to three side (one side with privacy glass). Views. A lovely area for sitting and enjoying the first coffee of the morning !

### En-Suite

Beautifully appointed with a white contemporary style suite comprising: large walk-in shower cubicle; WC with concealed cistern; and vanity wash hand basin within surround and with mirror and fitted cabinet above. Partly tiled walls and matching ceramic tiled flooring. Downlighting. Extractor. Heated towel rail.

### Bedroom Two

12'10" x 10'3" (3.91m x 3.12m)

Full height double glazed window. Double panel radiator.

### Bathroom

Once again, beautifully appointed with a white contemporary style suite comprising: panel bath with shower attachment and shower screen; WC with concealed cistern; and vanity wash hand basin within surround and with mirror and fitted cabinet above. Partly tiled walls and matching ceramic tiled flooring. Downlighting. Extractor. Heated towel rail.

### Parking & Bike Store

Allocated parking space marked as bay number 8.

### 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: "D"

EPC Rating: "B"

Total Square Meters: Approx. 73

Total Square Feet: Approx. 785

Room Descriptions & Dimensions: To be added shortly

The following information has been supplied by the seller, and should be verified by both a purchaser and their solicitor/conveyancer, prior to an exchange of contracts-

Lease Term: Approx. 240 years remaining

Service Charge: Approx. £3,800 per annum

Ground Rent: £400 ground rent per annum

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale.





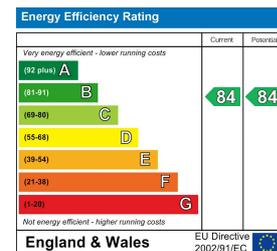
## Floor Plan



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