











Total area: approx. 43.4 sq. metres (467.2 sq. feet)



Dyke Drive | Orpington | BR5
£135,000

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Current	Potential	Current	Potential														
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions															
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions															
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC															

-  Cash buyers only
-  1 bedroom Ground floor flat
-  Good sized living room
-  Kitchen
-  Shower Room
-  Attractive communal gardens
-  Garage en-bloc
-  Conveniently-situated



Hallway

Wooden front door, storage cupboard housing consumer unit and electric meter.

Living Room

15'3" x 11'2" (4.66m x 3.40m)

Double glazed window to rear, electric heater. Sliding door onto;

Kitchen

10'11" x 5'8" (3.34m x 1.72m)

Double glazed window to rear, wall and base units, stainless steel sink unit with splashback tiling, working surfaces, space for cooker, plumbing for washing machine.

Bedroom

10'8" x 13'1" (3.26m x 3.99m)

Double glazed window to front, electric heater.

Shower Room

6'5" x 5'8" (1.96m x 1.72m)

Half-tiled walls, walk-in shower cubicle, low level W.C, wash hand basin, storage cupboard housing hot water cylinder and cold water tank, tiled flooring.

External

Well-maintained and attractive communal garden areas.

Garage

Single garage en-bloc.



CASH BUYERS ONLY. Presented by Kenton, this 1 bedroom ground floor flat is priced in accordance with the fact that there is currently only circa 50 years outstanding on the lease term, and therefore is only applicable for full cash buyers. The property comprises; a good sized living room opening onto a kitchen, a shower room, and a double bedroom. Whilst double glazed, in reality the property requires significant refurbishment and renovation throughout but therefore in turn, represents an attractive investment opportunity. Externally, there are extensive attractive communal gardens that are well-maintained and furthermore, there is a garage en-bloc. Dyke Drive is conveniently-situated, with a diverse range of transport links and general amenities within close proximity. Namely, both St. Mary Cray and Orpington Stations are located circa a mile away and provide direct and frequent services into Central London respectively. Furthermore, Orpington High Street is also easily accessible and with bus routes available within a mere few minutes' walk. Offered to the market with the benefit of no onward chain.

LEASE DETAILS:

Circa 50 years currently outstanding on lease term.

Kenton understand the associated service/maintenance charges to equate to circa £1,290.00 per annum/circa £107.50 per calendar month (and that this is reviewed annually).

Kenton understand there is no ground rent payable.

*We naturally recommend that this and any other pertinent information be ascertained definitively via your conveyancer.

COUNCIL TAX BAND: C (<https://www.tax.service.gov.uk/check-council-tax-band/property/191753072>)