



Total area: approx. 67.5 sq. metres (727.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Berwick House | Knoll Rise | Orpington | BR6

£365,000

- Chain free and lengthy lease
- Situated on the 4th Floor (top floor)
- 2 Bathrooms (one being an en-suite to main bedroom)
- Lift and stair access
- Lovely views over Orpington
- 2 Double bedrooms
- Walking distance to Orpington Station
- Allocated parking within secure car park



£365,000 Leasehold



Kenton Estate Agents are delighted to present to the market this spacious and airy 2 bedroom apartment, situated on the fourth floor (being the top floor) of a contemporary block (with lift and stairs access). Conveniently placed within a stone's throw of all local amenities (including but not limited to; popular restaurants and bars, an ODEON cinema complex, high street shops and Orpington Station along with multiple bus routes), this property is ideal for first time buyers, buy-to-let investors and those looking to downsize alike. Internally, the property is neutrally decorated throughout, comprising; an open-plan kitchen/living room featuring large bi-fold doors opening on to a Juliet balcony overlooking unspoiled views of Orpington, with the kitchen area boasting fully integrated AEG appliances (the majority of which have not been used and therefore in brand new condition), 2 double bedrooms; both of which are flooded with natural light from the feature bi-fold doors and windows in each, as well as benefitting from built-in double wardrobes (furthermore there is an en-suite shower room to bedroom 1), as well as a modern family bathroom. Also worth noting that this particular apartment comes with an allocated parking space, situated in the secure underground resident's car park. Built in circa 2016, Berwick House offers high quality fixtures and fittings from the video security entrance in its communal areas, right through to the walnut doors and wood flooring in the apartment. Offered on to the market with no onward chain, we highly recommend arranging a viewing appointment to be able to fully appreciate the quality of accommodation on offer.

Berwick House, Knoll Rise, Orpington, BR6



Communal Entrance

Staircase and lift to all floors.

Entrance Hall

Large entrance hall with double cupboard housing boiler, video entry phone, laminated wood flooring.

Open-plan Kitchen/Living Room

13'10" x 18'2" (4.22m x 5.53m)

Floor to ceiling bi-fold doors opening on to a Juliet balcony to the side of the block, range of contemporary matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, integrated washer-drier, integrated dishwasher, integrated induction hob, integrated fridge and freezer, radiator, laminated wood flooring.

Bedroom 1

8'8" x 15'5" (2.63m onto wardrobes x 4.71m)

Double glazed floor to ceiling bi-fold doors opening on to a Juliet balcony to the side of the block, range of fitted wardrobes, radiator, fitted carpet. Door to:

En-suite Shower Room

6'11" x 5'10" (2.11m x 1.78m)

Luxury fitted shower room with fully-tiled walls, walk in shower with rainforest shower head, low-level WC, wash hand basin, toiletry cupboards concealed behind mirrors, chrome heated towel rail, tiled flooring.

Bedroom 2

9'1" x 11'6" (2.77m x 3.51m)

Double glazed folding windows to the side, range of fitted wardrobes, radiator, fitted carpet.

Bathroom

7'2" x 5'9" (2.19m x 1.76m)

Luxury fitted bathroom with fully-tiled walls, bath with mixer tap and shower extension, low-level WC, wash hand basin, toiletry cupboards concealed behind mirrors, chrome heated towel rail, tiled flooring.

Parking

Allocated parking space situated in the secure underground car park.

Lease Details

Remaining Lease Length:

Service Charge:

Ground Rent:

