



Total area: approx. 59.2 sq. metres (637.4 sq. feet)

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



Seven Stiles Court | Ranmore Path | Orpington | BR5
£260,000

-  108 Year lease remaining
-  2 Bedrooms
-  Gated development
-  Well regarded schools within close proximity
-  Second floor
-  Spacious lounge/diner
-  Walking distance to St Mary Cary Station
-  Allocated parking



Entrance Hall

15'2" x 3'11" (4.62m x 1.19m)

Lounge/Diner

17'11" x 11'3" (5.46m x 3.43m)

Double glazed window to the side, double glazed doors onto a Juliette balcony, radiator, fitted carpet.

Kitchen

9'7" x 7'11" (2.92m x 2.41m)

Range of fitted cupboards and drawers, sink unit with mixer tap, working surfaces with splashback tiling, integrated hob and oven, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, vinyl flooring.

Bedroom 1

12'6" x 9'11" (3.81m x 3.02m)

Double glazed window to the side, radiator, fitted carpet.

Bedroom 2

12'11" x 7'7" (3.94m x 2.31m)

Double glazed window to the side, radiator, fitted carpet.

Bathroom

Low-level WC, wash hand basin in vanity unit, panelled bath with mixer tap and shower extension, radiator, vinyl flooring.

Gated Parking

Lease Details

Housing Association: A2Dominion Tenure: Leasehold 108 years remaining (125 years from 25/05/2007). Minimum Share: 50% (£130,000). The housing association will expect that you will purchase the largest share affordable. Shared Ownership Rent: £389.54 per month (subject to annual review). Service Charge: £158.84 per month (subject to annual review). Guideline Minimum Income: Dual £39,400 | Single £45,700 (based on minimum share and 10% deposit). Council Tax: Band C, London Borough of Bromley. Priority is given to applicants living and/or working in this local authority.



Kenton are delighted to present to the market this 2 bedroom apartment. Situated on the second floor of a popular development built circa 2007, the apartment is well-proportioned throughout, comprising; a spacious lounge/diner featuring a Juliette balcony, opening on to a good size kitchen, 2 bedrooms both double in size, and a family bathroom. Outside, there is an allocated parking space situated within the private gated residents car park. Seven Stiles Court is ideally situated for St Mary Cray station (circa 14 minutes walk) providing direct and frequent services into Central London, ideal for a commuter. Furthermore, general amenities including the popular Nugent Shopping Centre are also easily accessible in addition to some popular and well-renowned schools.