

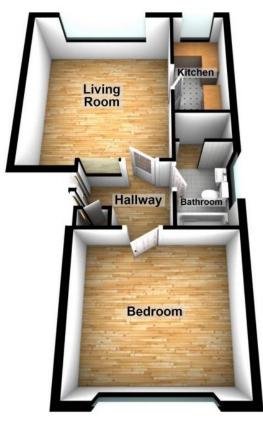


# **Glendower Crescent | Orpington | BR6**

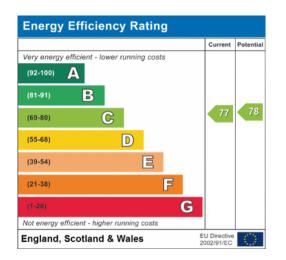
£250,000



Floor Plan



Total area: approx. 44.0 sq. metres (473.3 sq. feet)





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.



purchase/investment

Communal grounds

M No onward chain





Kenton are delighted to present this conveniently-located 1 bedroom first floor flat, presented in contemporary condition and neutral decorative order throughout and benefitting from a recently-extended lease, and so representing an ideal first property purchase or equally a prudent investment for Landlords. Internally, the accommodation comprises; an ample-sized living room (which also has dining space) which in turn opens on to a modern fitted kitchen, a double bedroom and a contemporary bathroom (which is particularly spacious for a flat). Notably, there is also a well-proportioned hallway. The flat also benefits from both double glazing and gas central heating throughout (with both the boiler and radiators installed just circa 3 years ago). Externally, the flat benefits from an allocated parking space. Furthermore, there are attractive communal garden areas for residents to utilise, which are invariably well-maintained. As referenced, Glendower Crescent is conveniently-located, with for instance Orpington High Street and its extensive range of; handy shops, restaurants, bars, leisure and beauty facilities, within short walking distance. Furthermore, both Orpington and St. Mary Cray Stations are less than a mile away (with ample bus stops/routes available nearby), offering frequent and direct services into central London, respectively. Also worthy of mention is Poverest Park, which is a popular spot amongst dog walkers and just a few minutes' walk away. Additionally, some of Orpington's most coveted and popular schools are also nearby. Marketed with the benefit of no onward chain. LEASE & ASSOCIATED CHARGES DETAILS; Kenton understand the outstanding lease term to currently be circa 139 years. Kenton understand that there is a service/maintenance charge payable, which includes buildings insurance, equating to circa £1,350.00 per annum.



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### Hallway

3'7" onto cupboard x 6'12" (1.08m onto 10'1" x 12'12" (3.08m x 3.95m) cupboard x 2.13m) Double glazed window to front, coved Wooden front door, coved ceiling, built-in ceiling, radiator, laminated wood storage/meter cupboard, radiator, flooring. laminated wood flooring.

Living Room 6'6" x 5'7" (1.98m x 1.71m) Double glazed frosted window to side, 14'12" x 11'2" (4.56m x 3.40m) Double glazed window to rear, radiators, half-tiled walls, panelled bath with laminated wood flooring. shower extension over, low level W.C and wash hand basin in vanity unit, Kitchen contemporary upright radiator, tiled 10'4" x 5'8" (3.16m x 1.72m) flooring. Further area (originally a built-in Double glazed window to rear, half-tiled cupboard) featuring; wall-mounted Ideal walls, sink unit with mixer tap, range of combination boiler, shelving, chrome matching wall and base units, work heated towel rail and tiled flooring, measuring 2'9" x 5'7" (0.84m x 1.74m). surfaces, space for under-the-counter

fridge, space for under-the-counter freezer, space for oven, space and plumbing for washing machine, radiator, laminated wood flooring.

### Bedroom

### Bathroom

















