



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Glendower Crescent | Orpington | BR6

£250,000

- 1 bedroom first floor flat
- Contemporary condition
- Recently-extended lease
- Ideal first purchase/investment
- Allocated parking space
- Communal grounds
- Convenient & popular location
- 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 cupboard x 2.13m)
Wooden front door, coved ceiling, built-in storage/meter cupboard, radiator, laminated wood flooring.

Living Room

14'12" x 11'2" (4.56m x 3.40m)
Double glazed window to rear, radiators, laminated wood flooring.

Kitchen

10'4" x 5'8" (3.16m x 1.72m)
Double glazed window to rear, half-tiled walls, sink unit with mixer tap, range of matching wall and base units, work 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

10'1" x 12'12" (3.08m x 3.95m)
Double glazed window to front, coved ceiling, radiator, laminated wood flooring.

Bathroom

6'6" x 5'7" (1.98m x 1.71m)
Double glazed frosted window to side, half-tiled walls, panelled bath with shower extension over, low level W.C and wash hand basin in vanity unit, contemporary upright radiator, tiled flooring. Further area (originally a built-in cupboard) featuring; wall-mounted Ideal combination boiler, shelving, chrome heated towel rail and tiled flooring, measuring 2'9" x 5'7" (0.84m x 1.74m).

