

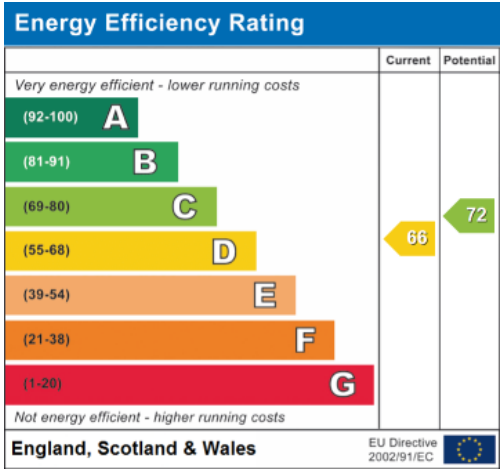
Total area: approx. 98.4 sq. metres (1059.5 sq. feet)



**Ranmore Path | Orpington | BR5**

£285,000

- Spacious (circa 1,000 sqft) split-level maisonette
- Private balcony areas
- Ideal investment or equally residential purchase
- Currently set up as 5 bedroom HMO
- Easily adjustable to 3 bedroom & 2 reception rooms
- Bathroom & additional W.C
- Station, shops and schools all nearby
- No onward chain







Kenton are pleased to present this spacious (circa 1,000 square feet) split-level maisonette, featuring private balcony areas and conveniently-situated within short walking distance to St. Mary Cray Station as well as a range of general amenities and coveted schools. Currently, the property is tailored for a 5 bedroom HMO (house in multiple occupation) and so represents an ideal and seamless investment opportunity, but equally should be of appeal to prospective buyers searching for their own residence, as the current layout can relatively very-easily be re-configured and adjusted to, for instance, a 3 bedroom and 2 reception room property. As such, at present the ground floor accommodation comprises; two bedrooms (which could, as aforementioned, easily be adjusted to/utilised as two reception rooms or conversely, one ample-sized reception room by way of removing the dividing wall), one of which features a private balcony area to the rear, as well as a fitted kitchen to the front. To the first floor, you will find three well-proportioned bedrooms, in addition to a bathroom and separate and additional W.C. Incidentally, there is also currently a separate shower cubicle situated within a built-in cupboard to the landing. A further private balcony area is situated at the entrance, with space for potted plants and even a dining table. As referenced, St. Mary Cray Station is a mere short walk away (circa 10 minutes), providing direct and frequent services into central London. Furthermore, the popular Nugent Shopping Park is also just a circa 10-15 minute walk away, featuring an array of well-known retailers. Orpington High Street itself, and its extensive range of; shops, restaurants, bars and leisure and beauty facilities is also easily-accessible, via a short drive or bus ride. Additionally, some of Orpington's most reputable schools are also nearby, namely the currently-rated Ofsted "good" Poverest Primary School, for instance. Marketed with the benefit of no onward chain. LEASE/ASSOCIATED CHARGE DETAILS; Kenton understand the outstanding lease term to be circa 88/89 years.

£285,000 Leasehold





# Ranmore Path, Orpington, BR5



## Hallway

12'6" x 7'3" (3.82m x 2.21m)  
Wooden front door, double glazed window to front, staircase to first floor with storage cupboard underneath, radiator, wooden flooring.

## Kitchen

8'9" x 11'3" (2.66m x 3.42m)  
Double glazed window to front, tiled walls, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit, integrated 4-ring gas hob with fitted extractor hood over, space for oven, plumbing for washing machine, space for tumble dryer, space for upright fridge freezer and adjacent freezer, wall-mounted Baxi combination boiler (concealed within unit), radiator, tiled flooring.

## Bedroom 4/Reception Room 1

9'10" x 13'0" (3.00m x 3.97m)  
Double glazed window to rear, double glazed door to rear (leading to private balcony area), coved ceiling, inset spotlighting, wash hand basin, radiator, wooden flooring.

## Bedroom 5/Reception Room 2

12'11" maximum x 10'5" maximum (3.93m maximum x 3.18m maximum)  
Double glazed window to rear, coved ceiling, feature fireplace, radiator, wooden flooring.

## Landing

5'10" x 5'0" (1.78m x 1.53m)  
Coved ceiling, access to loft, built-in cupboard housing electric shower with tiled surround, wooden flooring.

## Bedroom 1

12'12" maximum x 14'7" maximum (3.96m maximum x 4.45m maximum)  
Double glazed window to rear, coved ceiling, inset spotlighting, wash hand basin, built-in wardrobe, radiator, wooden flooring.

## Bedroom 2

10'1" x 13'1" (3.08m x 3.99m)  
Double glazed windows to rear, coved ceiling, inset spotlighting, wash hand basin, radiator, wooden flooring.

## Bedroom 3

9'11" maximum x 12'10" (3.02m maximum x 3.91m)  
Double glazed window to front, coved ceiling, inset spotlighting, wash hand basin with tiled surround, radiator, wooden flooring.

## Bathroom

5'4" x 8'1" (1.63m x 2.46m)  
Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, low level W.C & wash hand basin in vanity unit, chrome heated towel rail, built-in storage cupboard, tiled flooring.

## W.C

5'7" x 2'4" (1.70m x 0.72m)  
Double glazed frosted window to rear, tiled walls, low level W.C, tiled flooring.

## Front

Private balcony area, water tap.



