

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



High Street, Orpington, BR6 0PF

Two Bedroom Two Bathroom Flat

Offered Unfurnished

Popular High Street Location

£1,500 Per Month

TO VIEW THIS PROPERTY CALL: 020 8670 9111

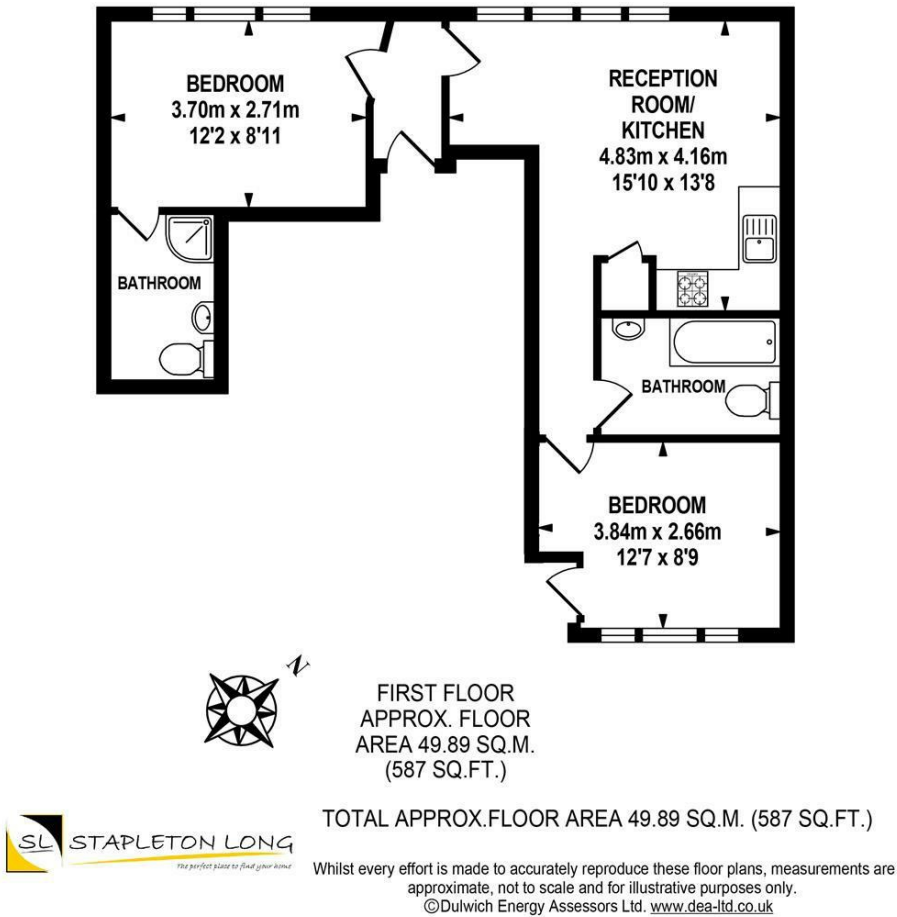
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Stapleton Long are pleased to offer this two bedroom flat. The flat boasts spacious living accommodation with en-suite shower room to the master bedroom. The flats are situated in an ideal location for commuting with easy access to Orpington railway station and numerous bus routes to and from the High Street. The flat is conveniently located for shops, bars, eateries and amenities in the surrounding areas. Call now to avoid disappointment.

Available early January, viewings now available

EPC RATING: D



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

Environmental Impact (CO ₂) Rating		
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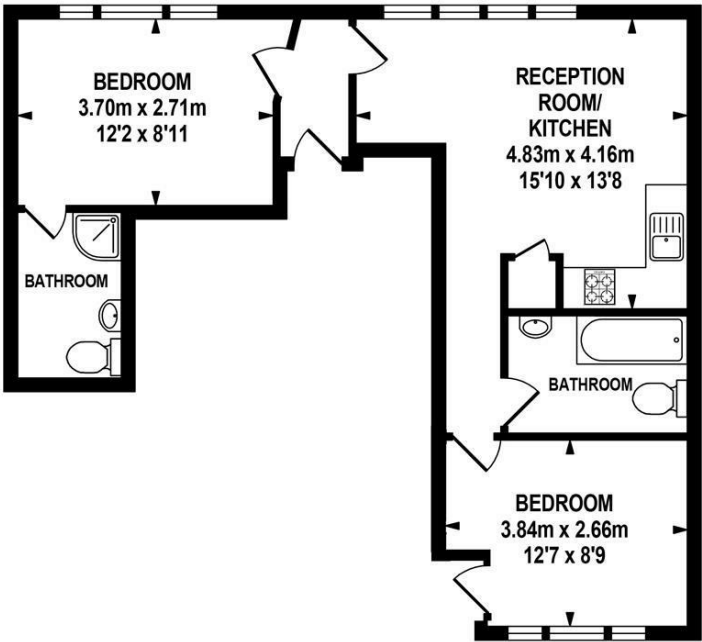
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Entrance

Entrance via communal door from high street, upstairs to first floor landing with door to flat.

Hallway

Carpeted, doors to



FIRST FLOOR
APPROX. FLOOR
AREA 49.89 SQ.M.
(587 SQ.FT.)



TOTAL APPROX.FLOOR AREA 49.89 SQ.M. (587 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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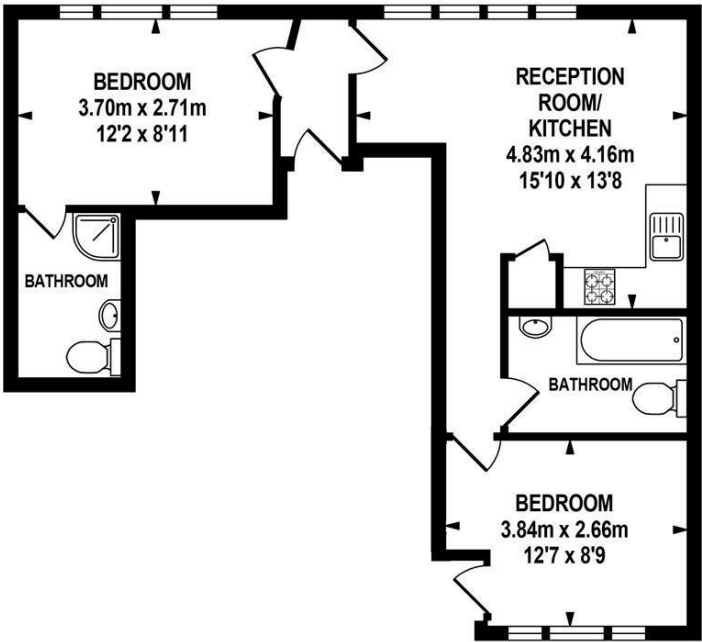
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Open Plan Reception/Kitchen

Carpeted, vinyl to kitchen area. Double glazed windows to front, radiator. Range of floor and wall mounted units with worktop over. Integrated oven, hob and extractor.



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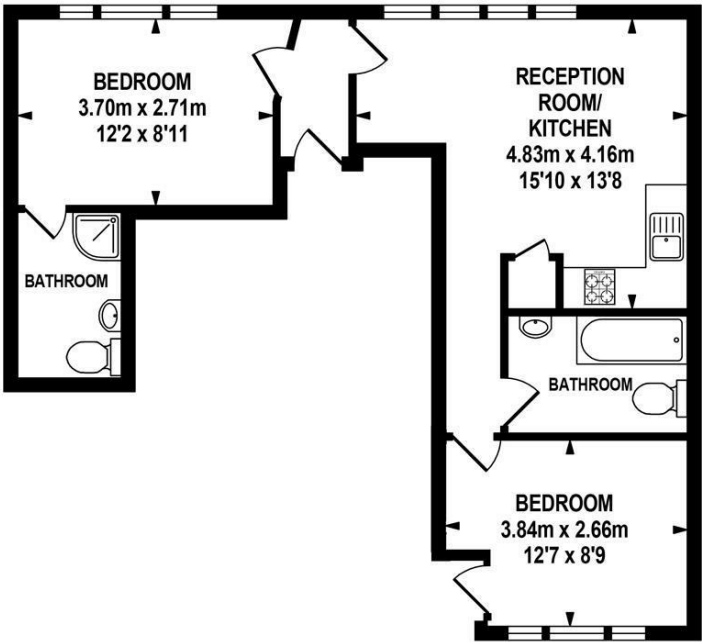


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Bedroom 1

Carpeted, double glazed windows to rear, radiator.

En-suite: Vinyl floor, tiled walls, shower cubical with mains shower. Wash hand basin, low level W.C. Heated towel rail, extractor. Double glazed obscure windows.



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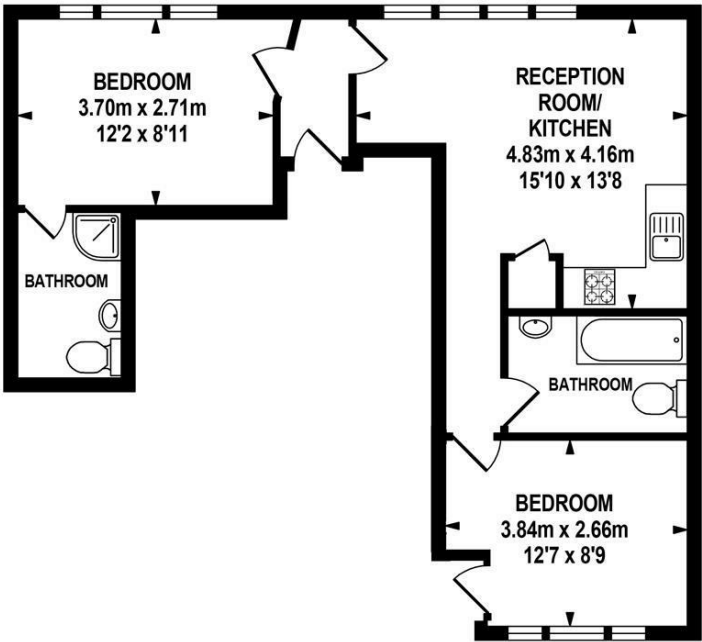
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Bedroom 2

Carpeted, radiator, double glazed windows to front.

Bathroom

Vinyl floor, tiled walls, panelled bath with mains shower over and glass screen. Low level W.C. wash hand basin, heated towel rail and extractor.



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