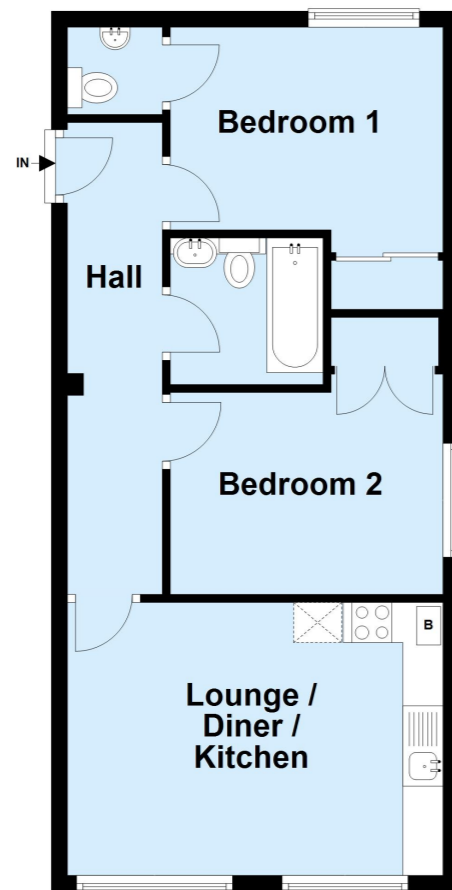


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 4, 2 Marion Crescent, Orpington, Kent, BR5 2FH

Guide Price £275,000 Leasehold

- Ground Floor Apartment
- Two Double Bedrooms
- Integrated Kitchen
- En-Suite Cloakroom
- New Conversion 2017
- Social Living Space
- Private Parking Space
- Spacious Entrance

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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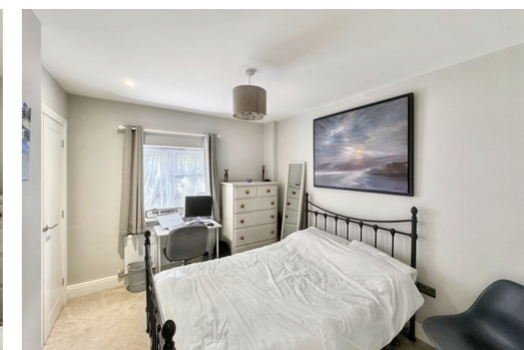


Flat 4, 2 Marion Crescent, Orpington, Kent, BR5 2FH

This ground floor apartment was converted in 2017 to form a small private development of similar properties with private parking bays. The property enjoys a central location in the Poverest area of Orpington, convenient for good transport links, Nugent Shopping Park (boasting big High Street stores with free parking), St Mary Cray mainline station (10 minutes' walk away), plus regular bus routes serving Orpington and Petts Wood amenities. The property comprises two double bedrooms, a bright and airy social living space of 4.68m by 3.40m, integrated kitchen, spacious entrance hall and en-suite cloakroom off the main bedroom. Features to note include double glazed windows, gas central heating by Vaillant boiler, modern down lighters, contemporary flooring, well presented interior, built-in wardrobes, entry phone system, private parking bay and CHAIN FREE possession.

Location

From Petts Wood Station Square, bear right into Petts Wood Road, continue into Poverest Road and Marion Crescent is on the left.



GROUND FLOOR

Entrance Porch

Communal entrance door with entry phone system.

Entrance Hall

5.83m x 1.19m (19' 2" x 4' 0")
 Entrance door, entry phone, radiator, recessed ceiling lights, contemporary flooring.

SOCIAL LIVING SPACE

Social Living Space

4.78m x 3.40m (15' 8" x 11' 2")

Lounge Area

Double glazed window to front, recessed ceiling lights, TV hub, dining space, contemporary flooring.

Kitchen Area

Double glazed window to front, fitted matt grey wall and base cabinets, built in electric oven, induction hob set in quartz work top, quartz splash back to stainless steel extractor chimney, integrated fridge and

freezer, integrated dishwasher, concealed Vaillant combination boiler, recessed ceiling lights, extractor fan, contemporary flooring.

Bedroom One

3.28m x 2.39m (10' 9" x 7' 10") Double glazed window to rear, built in double wardrobe with sliding mirror doors, radiator.

En-Suite Cloakroom

1.16m x 0.83m (3' 10" x 2' 9") W.C., hand basin on vanity unit, ceramic tiled floor, extractor fan.

Bedroom Two

3.28m x 2.53m (10' 9" x 8' 4") Double glazed window to side, built-in double wardrobe, TV point, radiator.

Bathroom

1.66m x 1.53m (5' 5" x 5' 0") White suite comprising bath with built-in shower controls and drench shower, shower screen, back to cabinet W.C., hand basin on vanity unit, chrome heated towel rail, shaver point,

recessed ceiling lights, extractor fan, ceramic tiled floor and walls.

OUTSIDE

Parking

Private parking space, 4th bay along, communal lawns.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band : C

Service Charges

Tenure: Leasehold
 Lease: 125 Years from 2017
 Building Insurance: £405.54 this year.
 Charged on 1 July each year.
 Ground Rent £350 - reviewed every 10 years with an increase of 35% every 10 years.
 Service Charge: 1st July 2024-31st December 2024 - £622
 Managing Agents: Parkfords

