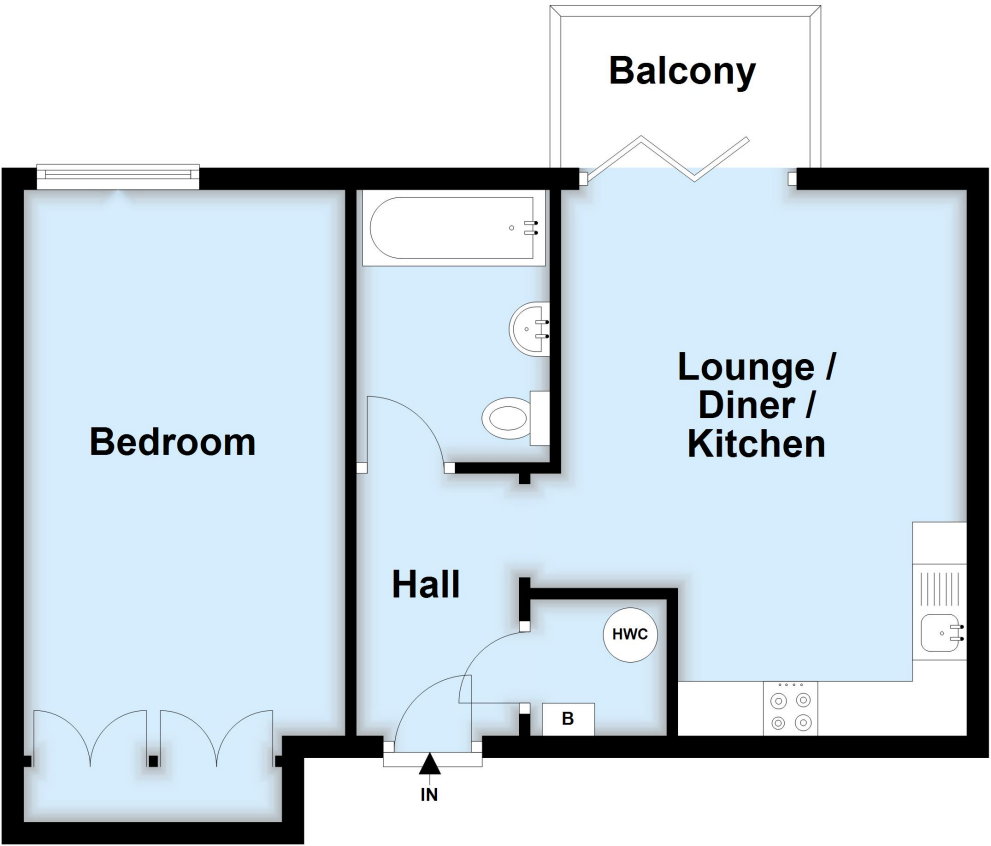


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Third Floor



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

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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Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 29, 8-10 Berwick House, Knoll Rise, Orpington, Kent, BR6 0FD
Guide Price £269,500 Leasehold

- Third Floor Apartment
- 5.9m Double Bedroom
- Applianced Kitchen
- Video Entrance
- Social Living space
- Social Living Space
- Private Balcony
- Lift Service

Flat 29, 8-10 Berwick House, Knoll Rise, Orpington, Kent, BR6 0FD

CHAIN FREE APARTMENT. This bright and spacious third floor balcony apartment enjoys a central location in Orpington town centre, within easy walking distance of Orpington mainline station, great transport links in the high street plus an abundance of amenities on your door step. The generous accommodation offers an impressive bedroom of 5.90m by 2.85m, a social living space of 4.90m by 3.65m, and bathroom off the hallway with a double glazed window. The kitchen features all integrated appliances and the open plan living space offers bi-fold doors opening on to the private balcony. Benefits to note include a video entrance system, sizable hall with storage, all electric heating by radiators, a pressurised hot water system, wall to wall fitted wardrobes (two doubles), engineered wood flooring, fitted shower over the bath and modern LED ceiling lights. There is a secure communal entrance with a lift and stair service to all floors plus locked post boxes. To fully appreciate the floor area on offer, interior viewing comes highly recommended. An ideal starter home or buy-to-let investment. Exclusive to PROCTORS.

Location

Berwick Quarters is located on the corner of Knoll Rise and Berwick Way, just off the High Street.



Ground Floor

Entrance Porch

Communal entrance door, video entrance system, inner lobby with lift service and stairs.

Top Floor (third floor)

Entrance Hall

2.36m x 1.40m (7' 9" x 4' 7") Solid entrance door, radiator, entry video system, built-in airing cupboard housing electrical boiler with pressurised hot water vessel, washing machine included, electric meter.

Social Living Space

4.90m x 3.65m (16' 1" x 12' 0")

Living Area

Part glazed bi-fold doors to private balcony, two radiators, open plan kitchen.

Balcony

Timber floor with glass and stainless steel balustrade.

Kitchen

Range of gloss grey wall and base cabinets, built-in eye level fan-assisted oven, induction hob set in worktop, glass splash back to extractor hood, integrated fridge, integrated freezer, integrated dishwasher, sink and drainer, recessed ceiling lights, room thermostat.

Double Bedroom

5.90m x 2.85m (19' 4" x 9' 4") (Into wardrobes) Double glazed window to side aspect, radiator, wall to wall and full height wardrobes (two doubles), recessed ceiling lights.

Bathroom

Double glazed window to side, contemporary white suite comprising bath with shower, shower screen, back to wall WC, wall-mounted hand wash basin, chrome heated towel rail, recessed ceiling lights, extractor fan, recessed cabinets, ceramic tiled floor and walls, wall-mounted fitments.

Additional Information

Tenure - Leasehold

Lease Term: 125 years from 1st January 2016
Lease Remaining: 116 years approximately
Ground Rent: £300.00 per annum
Review Date: TBA
Service Charge: 350.00 per quarter approx. (1st October to 31st December 2025)

Council Tax

Local Authority : Bromley
Council Tax Band : C