



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



Viewing by appointment with our Petts Wood Office - 01689 606666

122 Dyke Drive, Orpington, Kent, BR5 4LZ

£1,350 pcm Leasehold

- 🔴 Long Term Rental
- 🔴 Ground Floor Flat
- 🔴 Brand New Bathroom
- 🔴 Fitted Wardrobes
- 🔴 Fully Refurbished
- 🔴 Brand New Kitchen
- 🔴 Open Plan Living
- 🔴 All New Appliances

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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122 Dyke Drive, Orpington, Kent, BR5 4LZ

Available to rent now on a long-term basis. This fully refurbished and all new interior ground floor apartment is presented to the rental market for the first time. The property is situated in a quiet residential area of Orpington, within easy reach of all amenities, including the High Street and good transport links. The accommodation comprises a social living space of 5.11m by 4.47m, open plan quality kitchen, double bedroom with wall to wall storage, contemporary bathroom, which benefits from a fitted washing machine and tumble dryer, plus entrance hall via a communal porch. Benefits to name a few include double glazed windows, all new kitchen appliances, brand new interior decor, gas central heating by combination boiler, plus immediate availability. Exclusive to PROCTORS.

Location

The property is situated within easy walking distance of good transport links, Orpington High Street, Carlton Parade local shops & Priory Gardens



Ground Floor

Entrance

Double glazed communal entrance door.

Entrance Porch

Inner French doors, serves two apartments.

Entrance Hall

2.14m x 1.60m (7' 0" x 5' 3") Solid entrance door, re-modelled interior doors, built-in storage cupboard, glazed room divider adding brightness.

Social Living Space

5.11m x 4.47m (16' 9" x 14' 8")

Lounge Area

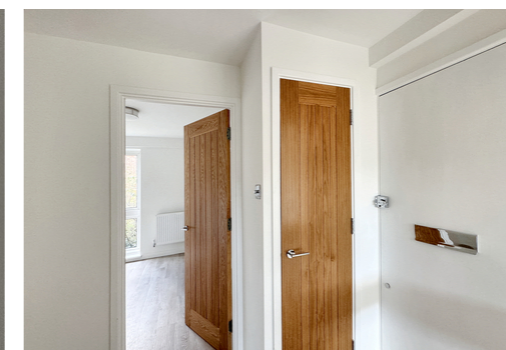
Double glazed feature window to rear, radiator, breakfast bar, open plan to kitchen, TV point.

Kitchen Area

Double glazed window to rear, brand new gloss grey wall and base cabinets, built-in electric oven, ceramic induction hob set in worktop, extractor hood, single acrylic sink unit and drainer, integrated dishwasher, concealed combination boiler, tiled walls, recessed fridge/freezer, peninsular worktop.

Bedroom

4.00m x 3.07m (13' 1" x 10' 1") (Into wardrobes) Double glazed feature window to front, radiator, wall to wall wardrobes with interior drawers, LED light strip, TV point.



Bathroom

2.50m x 1.68m (8' 2" x 5' 6") White suite comprising brand new refurbished contemporary bath with mixer tap and shower attachment, hand wash basin on vanity unit, back to cabinet WC, wall-mounted LED mirror, shaver point, extractor fan, washing machine, shelf housing tumble dryer, chrome heated towel rail, ceramic tiled floor and walls.

Outside

Garden

Communal gardens laid to lawn, established shrubs and trees.

Parking

Non-allocated parking bays for residents.

Council Tax

Local Authority: Bromley

Band: Awaiting further information. Expected to be band C.

Tenants Information

Rent: £1,350 pcm paid in advance

Availability : Now

Term : Long term acceptable

Letting Type: Unfurnished (includes all kitchen appliances)

Security : DPS £1,557.00 paid in advance

Pet Policy : Sorry no pets allowed

Restrictions : No smokers, no sharers.

