

£230,000 Leasehold

One Hundred and Twelve Okemore Gardens, Orpington, London BR5 3FJ



- Ground Floor
- Private Entrance
- Front and Rear Patios
- Close to Nugent Shopping Park
- Approx. 506 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space
- Walking Distance to St Mary Cray Station

## GENERAL DESCRIPTION

This ground-floor flat has a private entrance accessed via a front patio garden. There is a good-sized bedroom, a simple, modern bathroom, hallway storage/utility cupboards and a reception room which leads through to the spacious kitchen. From here, a door opens onto an additional rear patio area. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. The flat comes with use of a parking space and is also within comfortable walking distance of St Mary Cray Railway Station which provides services to a number of destinations including into London Victoria/Blackfriars. Nearby Nugent Shopping Park is close by and offers a wide range of stores.

**Tenure:** Leasehold (125 years from 01/06/2014).

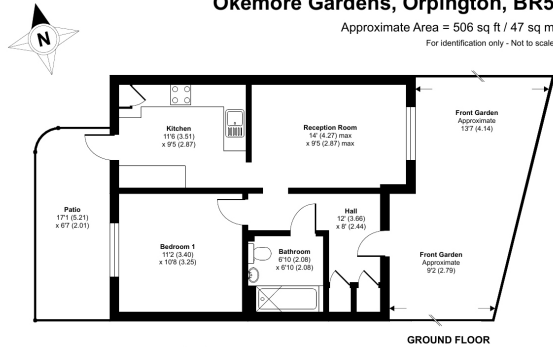
**Service Charge:** £79.25 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

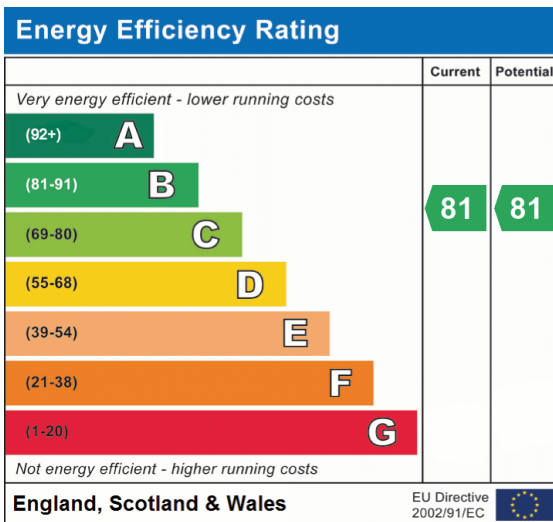
**Council Tax:** Band B, London Borough of Bromley.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted without prior written consent (except assistance animals).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Gridhecom 2025. Produced for Urban Moves REF: 1301506



## DIMENSIONS

### GROUND FLOOR

#### Front Patio

extends between 9' 2" and 13' 7" (2.79m to 4.14m)

#### Entrance Hall

12' 0" max. x 8' 0" max. (3.66m x 2.44m)

#### Reception Room

14' 0" max. x 9' 5" max. (4.27m x 2.87m)

#### Bathroom

6' 10" max. x 6' 10" max. (2.08m x 2.08m)

#### Bedroom

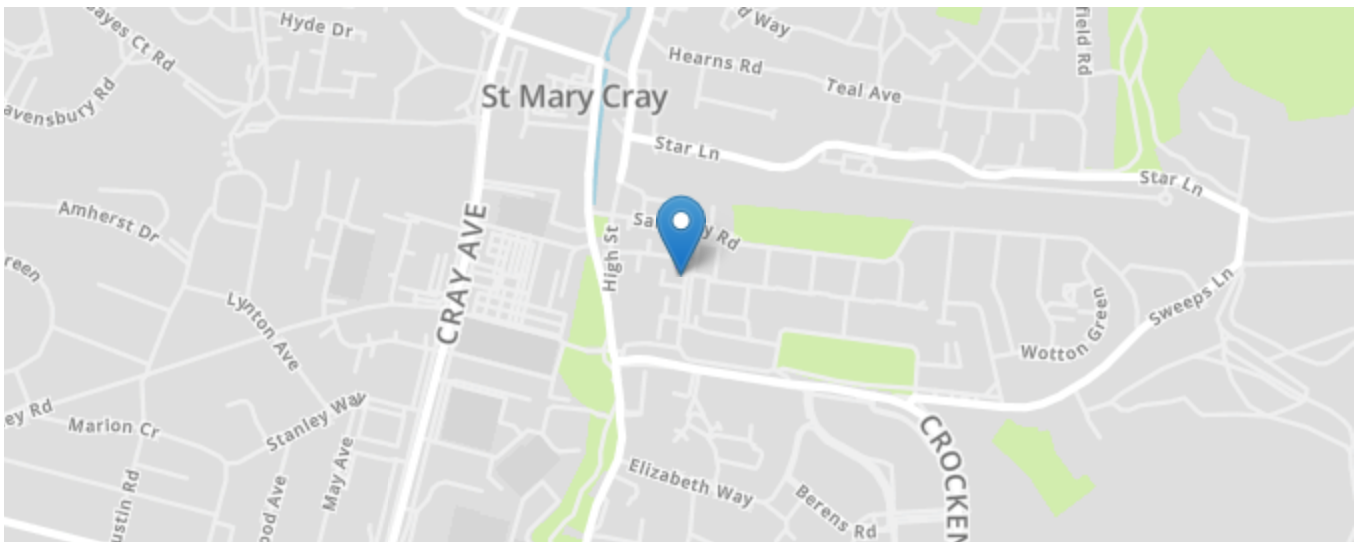
11' 2" x 10' 8" (3.40m x 3.25m)

#### Kitchen

11' 6" x 9' 5" (3.51m x 2.87m)

#### Rear Patio

17' 1" x 6' 7" (5.21m x 2.01m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.