

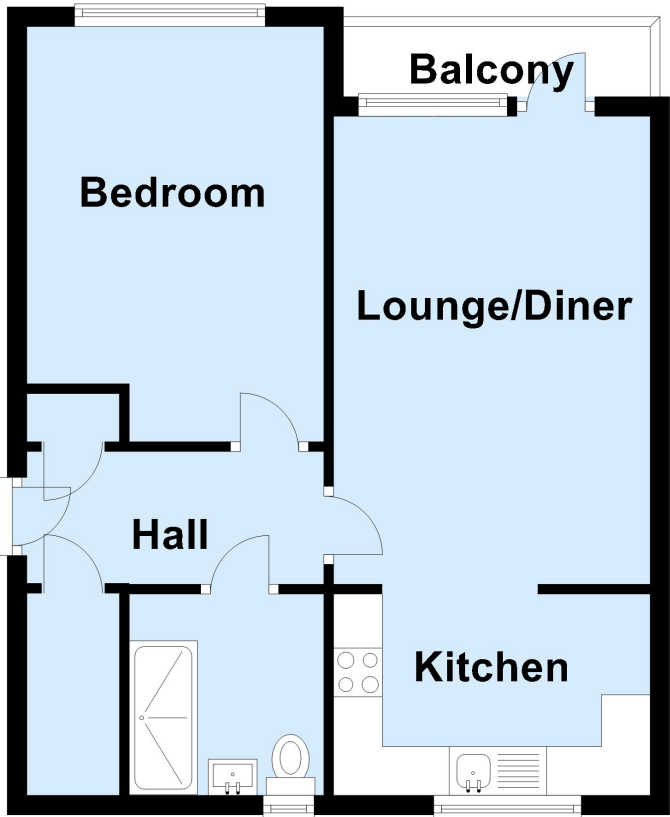


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 6, 2 Cuckmere Way, Orpington, Kent, BR5 4GR  
**Guide Price £250,000 Leasehold**

- First Floor Level
- Open Plan Living Area
- Private Sun Balcony
- Residents Parking Bays
- Quality Apartment
- Spacious Kitchen
- Double Bedroom
- Modern Shower Room





## Flat 6, 2 Cuckmere Way, Orpington, Kent, BR5 4GR

This 2006 built first floor level balcony apartment is offered for sale offering a generous lounge/diner which in tern is open plan to a fitted kitchen. The living room has access to a private sun balcony for that all important outside space, there is a double bedroom, contemporary shower room with walk-in drench shower, a large entrance hall and deep storage room with light. Outside you will find a private access gate to an attractive communal garden, off road parking bays for residents and secure entrance porch with entry phone. Additional benefits include double glazing, gas central heating by combination boiler, ample storage and well planned interior. The property is well placed for transport links serving Orpington town centre and station, St mary Cray mainline station and nearby Nugent Shopping Park boasting many high street stores and departments. Exclusive to Proctors.

### Location

From Orpington High Street (War Memorial) turn left into Spur Road and continue over into Avalon Road. Take the first left into Gillmans Road and first right into Tintagel Road. Take the third right into William Petty Way and Cuckmere Way is on the left.

### FIRST FLOOR

#### Entrance Porch

#### Entrance Hall

Communal entrance door serving eight apartments, security entrance phone, stairs to first floor.

#### Lounge/ Diner

6.87m x 3.25m (22' 6" x 10' 8") Fully double glazed door and four windows leading to private balcony, radiator, TV points, fitted wall shelves, wood effect flooring, open plan to kitchen.

#### Kitchen Area

Double glazed window to front, range of Shaker style wall and base units, built-in electric oven, gas hob unit set in worktop, one and a half bowl ceramic sink, stainless steel extractor chimney, recess for 50/50 fridge/freezer (negotiable), wall mounted combination boiler, plumbed for washing machine and dishwasher, part tiled walls, recessed ceiling lights.

#### Double Bedroom

4.26m x 3.06m (14' 0" x 10' 0") Double glazed window to rear, radiator, TV point, carpet as laid.

#### Shower Room

2.03m x 2.00m (6' 8" x 6' 7") Double glazed window to front, walk-in open shower cubicle with low profile tray, contemporary white suite comprising low level WC, hand basin, chrome heated towel rail, built-in shower controls, drench and spray shower, ceramic tiled floor and walls, extractor fan.

### OUTSIDE

#### Balcony

Private balcony overlooking communal gardens.

#### Garden

Private access to an enclosed rear garden, laid to lawn, established shrubs. Just available to residents in the block.

#### Parking

Allocated parking bays for residents only.

### ADDITIONAL INFORMATION

#### Tenure

Leasehold: 99 years from June 2006.

#### Ground Rent And Review

Ground Rent: £906.40 peer annum  
Review: TBA

#### Service Charge

Service Charge: £2,042.00 per annum (Includes Ground Rent).

#### Council Tax

Local Authority: Bromley  
Council Tax Band: B

