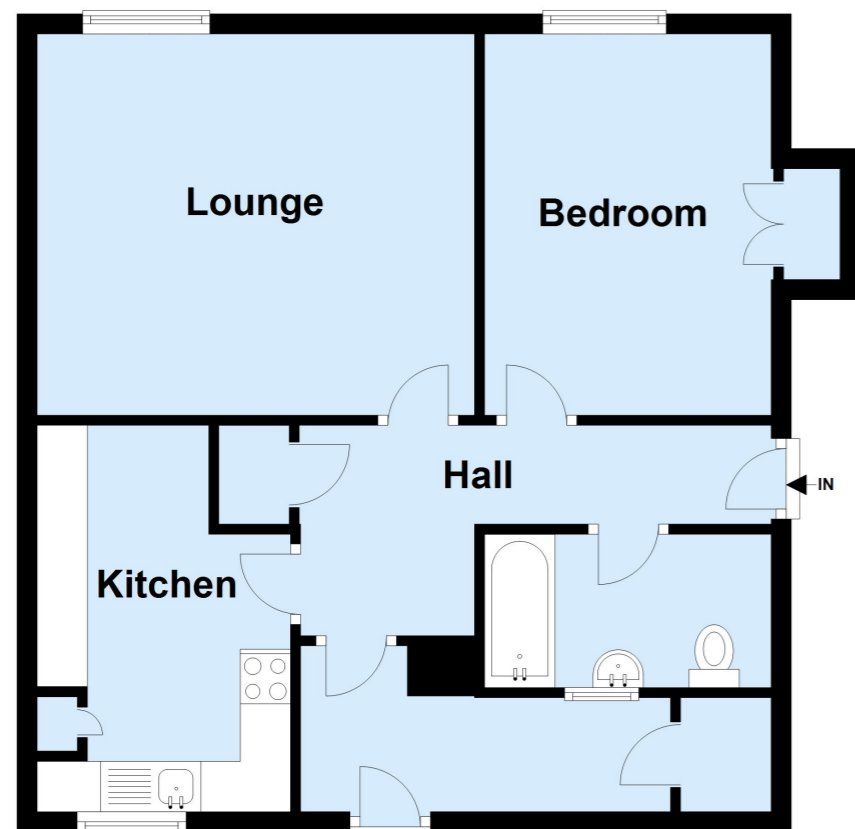


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		56	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



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

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

63 Rushet Road, Orpington, Kent, BR5 2PS Offers Over £200,000 Leasehold

- Ground Floor Level
- Double Bedroom
- Modern Kitchen
- Gas Central Heating
- Garden Maisonette
- Spacious Living Room
- Private Rear Garden
- Double Glazing

63 Rushet Road, Orpington, Kent, BR5 2PS

A post war built ground floor maisonette (garden flat) situated close a few minutes' walk from local shops in Cotmandene Crescent, St Mary Cray mainline station, a short drive to Nugent Shopping Park for a great selection of high street stores (M&S, Boots and Next), retail shopping parks in Sevenoaks Way/ Cray Avenue and good transport links. The property offers one double bedroom, a spacious living room, kitchen, bathroom with electric shower unit over bath and garden room/ porch leading to a private rear garden with patio and lawn. Benefits include; double glazing, gas central heating, well-presented interior and chain free possession. Exclusive to PROCTORS.

Location

Rushet Road is conveniently placed for local shops in Cotmandene Crescent and a short walk away from St Mary Cray mainline station.



Ground Floor

Entrance Porch

Communal entrance door to front and rear leading to allocated gardens.

Entrance Hall

Panelled entrance hall, radiator, meter cupboard, built-in cupboard with hot water cylinder, room thermostat.

Lounge

4.34m x 3.76m (14' 3" x 12' 4")
 Double glazed window to front, radiator, cable point.

Kitchen

3.82m x 2.46m (12' 6" x 8' 1")
 Double glazed window to rear, fitted wall and base cupboards, part tiled walls, pantry cupboard, single sink unit, mixer tap, radiator.

Bedroom

3.76m x 2.85m (12' 4" x 9' 4")
 Double glazed window to front, built-in single wardrobe, radiator.

Bathroom

2.74m x 1.58m (9' 0" x 5' 2")
 Double glazed window to rear, white suite comprising bath with electric shower over, hand wash basin, low level W.C., radiator, ceramic tiled walls and floor.

Rear Porch/Garden Room

Sliding patio door to rear, built-in cupboard with wall-mounted central heating boiler.

Outside

Private Garden

Patio area laid to lawn, established shrubs and trees, side access, shed, gas meter,

outside tap.

Tenure : Leasehold

Lease : 125 years from March 1988

Ground Rent : £10.00 p.a.

Service Charge : £502.85 (for 6 months) includes buildings insurance as of 2023

Council Tax

Local Authority - Bromley
 Tax Band - B