



Marlborough Close | Orpington | BR6

£300,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Spacious apartment
-  Convenient location
-  Enormous lounge
-  2 Double bedrooms
-  Modern fitted kitchen
-  Modern fitted bathroom
-  Underground garage and further residents parking
-  Double glazed windows



AN IMPRESSIVELY SPACIOUS APARTMENT IN AN ENVIABLE POSITION. Located within walking distance to the High Street and Orpington as well as Petts Wood Stations this top floor apartment provides truly excellent accommodation which is offered in contemporary decorative order throughout. Nearby, there is a well-considered primary school (Perry Hall School), local bus routes and the popular Poverest park are all within easy walking distance too. Located on the top floor of this popular block the apartment comprises of a very large and bright lounge/diner, two well-sized double bedrooms sized bedrooms, a very spacious modern fitted kitchen and an enormous modern fitted bathroom. The property is double glazed and has an Economy 7 heating system, with fitted carpets in each bedroom and high-quality vinyl flooring in all other areas. The property benefits from residents' parking bays, as well as a single garage in a secure underground area. There is a communal garden which is well maintained. This is a great opportunity to secure a very spacious apartment in a most convenient of locations. Offered with an extended lease on completion.

£300,000 Leasehold





Communal Entrance Hall

Communal entrance door with security entry system, steps to all floors, fitted carpets.

Entrance Hall

13'6" x 3'3" (4.11m x 0.98m)
Hard wood front door with a spyhole, storage cupboard, economy 7 heater, coved ceiling, vinyl flooring.

Lounge/Dining Room

14'5" x 13'1" (4.40m x 4.00m)
Double glazed window to the front, dado rail, wall lights, coved ceiling, vinyl flooring.

Bedroom 1

14'7" x 9'3" (4.44m x 2.81m)
Double glazed window to the rear, storage heaters, coved ceiling, fitted carpet.

Bedroom 2

14'7" x 9'9" (4.44m x 2.97m)
Double glazed window to the front, built-in wardrobe, coved ceiling, storage heater, fitted carpet.

Kitchen

10'11" x 8'9" (3.33m x 2.67m)
Double glazed window to the rear, range of modern wall and base units, cupboards and drawers, stainless steel sink unit, extensive working surfaces with splashback, integrated oven, integrated induction hob with hood over, integrated Indesit oven and grill, integrated fridge freezer, plumbing for washing machine, integrated slimline dishwasher, vinyl flooring.

Bathroom

10'11" x 8'6" (3.33m x 2.60m)
Double glazed frosted window to the rear, part-tiled walls, bath and shower with glass screen, low-level WC, wash hand basin, fitted cupboard, vinyl flooring.

Garage

Situated in secure underground area, up and over door.

Communal Gardens

Well maintained communal gardens with lawns and mature trees.

Residents Parking

Ample residents' parking.

Lease Details

Maintenance Charge:- £1,904.16 per annum
Ground Rent:- £435 per annum
Lease:- Currently 72 years remaining, with the lease extension adding 90 years to total 162 years once the lease extension is complete.

