



Mitchell Road | South Orpington, Kent, BR6 9TP



Guide Price £270,000 - £280,000

Leasehold

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Our service will *move* you

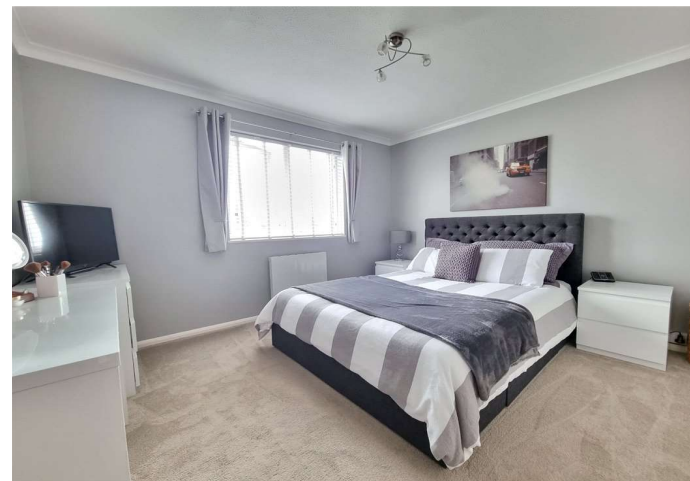
# Mitchell Road

South Orpington

An opportunity to purchase this one double bedroom top floor flat situated conveniently for Orpington High Street & Mainline Station. The property benefits from a lengthy lease and Tandem Garage.

## Property Features

- Immaculately Presented
- Modern Decor In Neutral Tones
- Bay Fronted Reception
- Electric Heaters & Double Glazing
- Tandem Length Garage
- Communal Gardens
- Off Road Parking
- Close To Mainline Station
- Council Tax: C
- EPC Rating: D



## Interior

**Communal Entrance:** With security door. Stairs to all floors.

**Private Entrance Hall:** Entry phone system. Airing cupboard and cloaks cupboard. Electric heater and attractive wood flooring.

**Lounge/Dining Room:** 4.11m x 3.9m: (13'6" x 12'10") Double glazed bay window to front. Two electric heaters and fitted carpet.

**Kitchen:** 3.38m x 2.08m (11'1" x 6'10") Fitted with a modern range of high gloss wall and base units in white with contrasting black work surfaces. Stainless steel sink unit with drainer and mixer tap. Integrated oven, electric hob, extractor canopy, fridge freezer and washing machine. Double glazed window to front.

**Bedroom:** 3.86m x 3.5m (12'8" x 11'6") Double glazed window to front, built in wardrobe, electric heater and fitted carpet.

**Bathroom:** Fitted with a matching three piece suite with contrasting chrome fittings comprising a panelled bath with Triton shower over, pedestal wash hand basin and wc. Heated towel rail. Double glazed opaque window to side.

## Exterior

Communal Gardens:

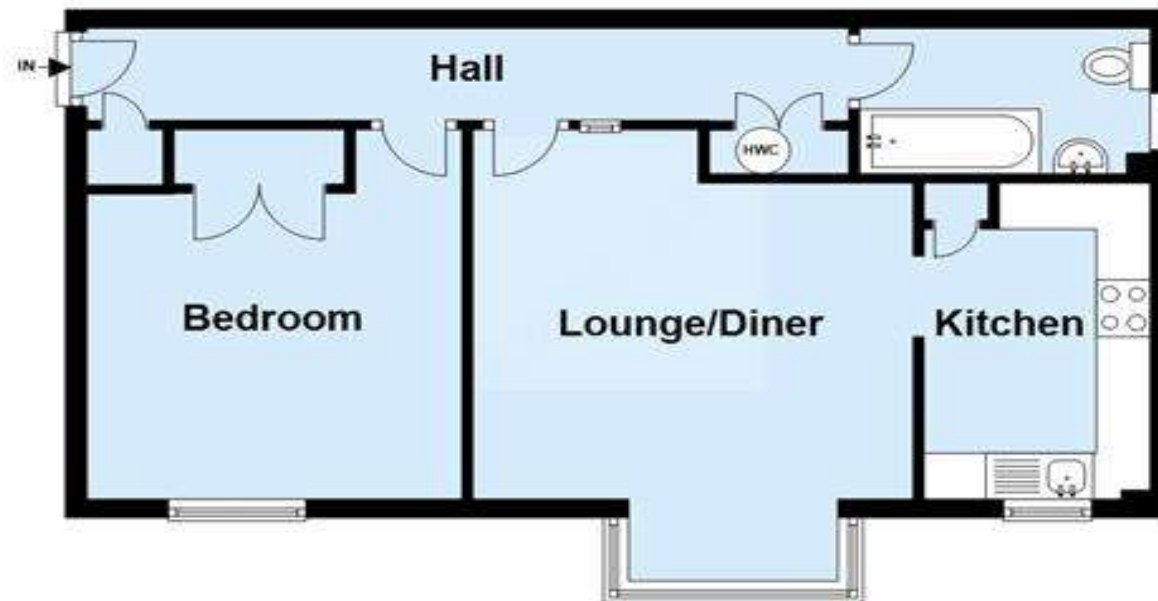
Off Road Parking:

Tandem Garage: Measuring 32'10 x 11'8 and narrowing to 7'9.

Power & lighting. Up and over door.

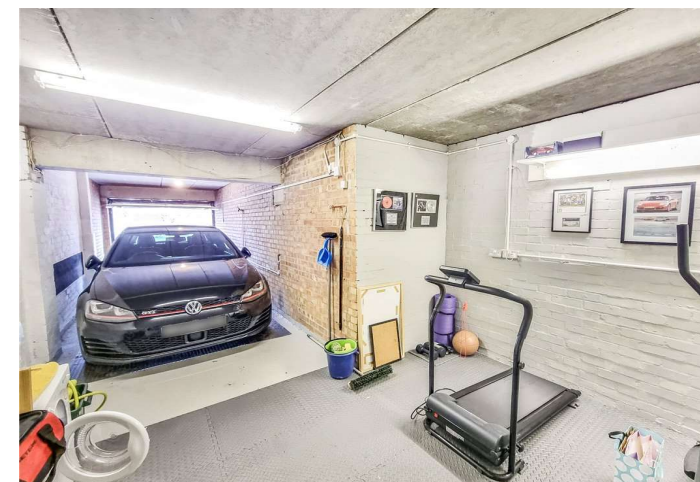
## Second Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



Total area: approx. 51.4 sq. metres (553.1 sq. feet)

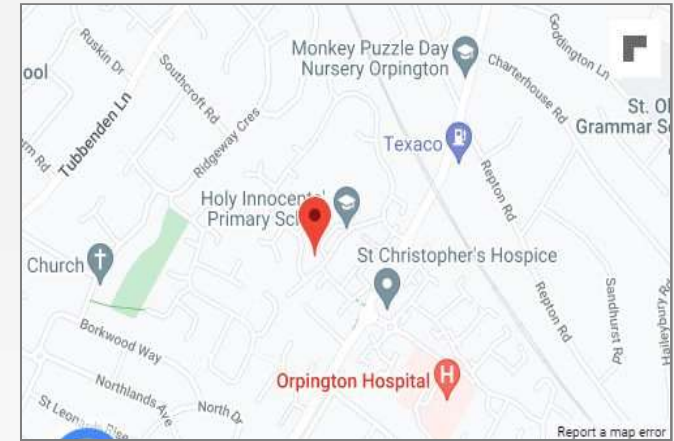
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Property Location

Mitchell Road, South Orpington, Kent, BR6 9TP



## Leasehold Information

Original Lease Term: 999 years

Unexpired Lease: Approx 958 years

Current Ground Rent: Approx £75.00 per annum

Next Ground Rent review date: Tbc

Current Service Charge: £100.00 per month

Please note these charges may be subject to reviews and should be verified by your solicitor.

## Additional Information

Mitchell Road is situated conveniently for Orpington High Street, local bus routes and Orpington & Chelsfield Stations alike.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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