



## Berwick House, Knoll Rise, Orpington, BR6 0FD



£350,000 Leasehold

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# Berwick House, Knoll Rise, Orpington, BR6 0FD

A superb two bedroom, two bathroom luxury first floor apartment with a private balcony. The property is situated conveniently for Orpington Station & benefits from an allocated parking space.

## Property Features

- Fully Fitted Symphony Kitchen With Integral Appliances
- Private Balcony With Bi-Folding Doors
- Luxury Bathroom & En-Suite Shower Room
- Modern Decor In Neutral Tones
- Secure Parking Space
- Close To Orpington Mainline Station
- Chain Free
- Council Tax: D
- EPC Rating: C



## Interior

**Communal Entrance:** Security door and video system. Residents letter box. Stairs providing access to all floors.

**Private Entrance Hall:** Attractive wood flooring. Large utility cupboard with washing machine. Extractor fan and light.

**Open Plan Living Room:** 5.9m x 5.08m (19'4" x 16'8")

**Lounge Area:** Attractive wood flooring. Double glazed bi-fold doors to a Juliette balcony. Tv/Satellite point. Radiator.

**Kitchen Area:** Fitted with a modern range of high gloss wall and base units, contrasting work surfaces. Stainless steel sink unit with drainer and mixer tap. Integrated AEG induction hob, extractor canopy, AEG fan oven, dishwasher, fridge and freezer. Task lighting, ceiling down lighters.

**Bedroom 1:** 3.48m x 3.3m (11'5" x 10'10") Double glazed bi-fold doors opening onto a private balcony. Built in wardrobes, TV/satellite point. Radiator. Fitted carpet.

**En-Suite Shower Room:** Fitted with a walk in shower cubicle, wash hand basin and wc.

**Bedroom 2:** 4.8m x 2.4m (15'9" x 7'10") Double glazed bi-fold windows, built in wardrobes, radiator and fitted carpet.

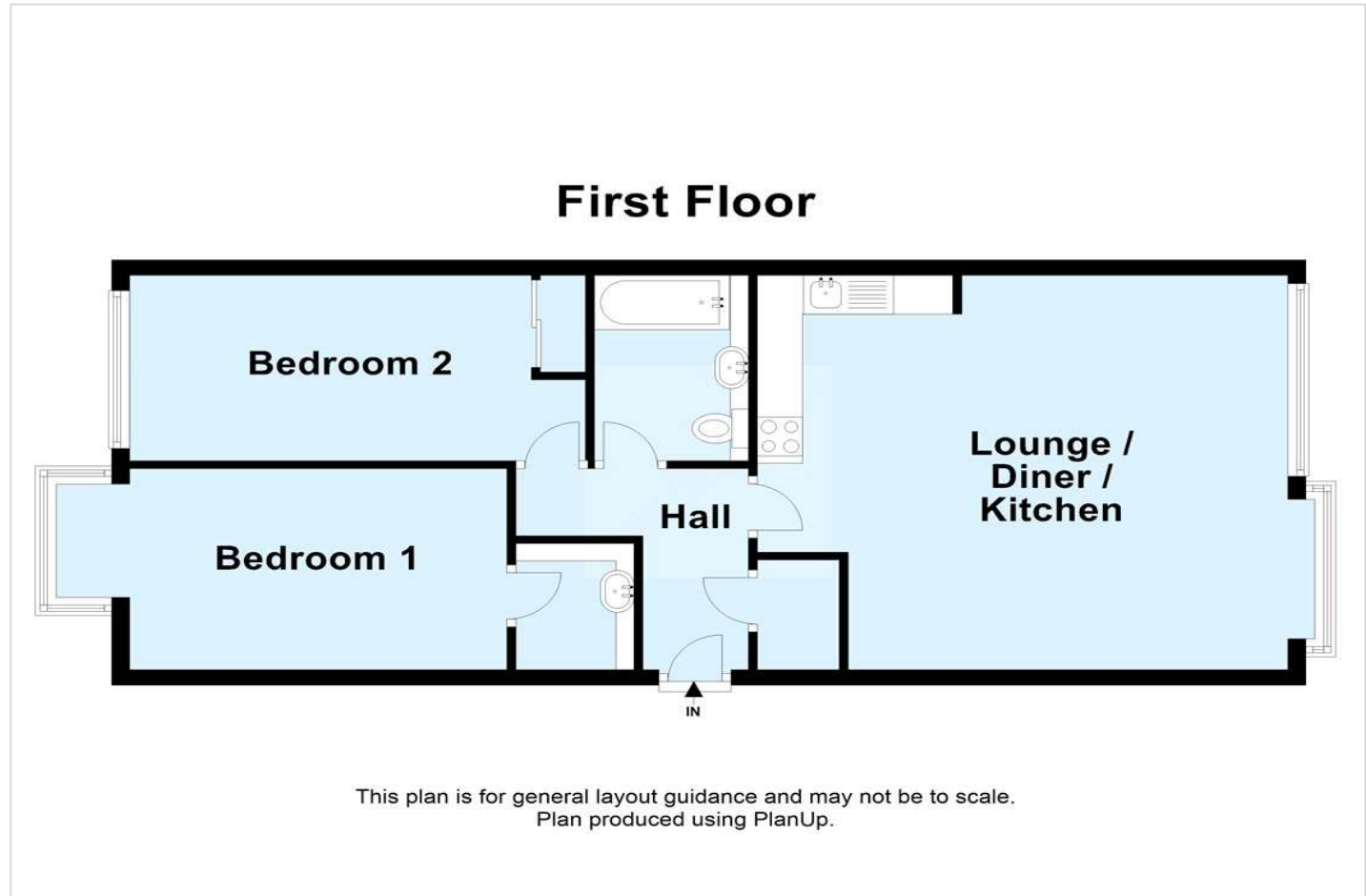
**Bathroom:** Fitted with a modern three piece suite in white with contrasting chrome fittings. Comprising metal bath with rain shower and separate hand attachment, glass shower screen. Wash hand basin and wc with concealed push button cistern. Heated towel rail, ceiling downlighters and attractive tiled walls and flooring.

## Exterior

**Residents Enclosed Car Park:** Remote operated electric security door.

One allocated parking space.

Residents secured bike store.







## Leasehold Information

Original Lease Term: 125 years from December 2016

Unexpired Lease: Approx 119 years

Current Ground Rent: Approx £350.00 per annum

Next Ground Rent review date: 2023

Current Service Charge: Approx £116.67 per month

Please note these charges may be subject to reviews and should be verified by your solicitor. The vendor has advised us that under the Lease terms, pets are prohibited from being kept in the property.

## Additional Information

Berwick House is ideally located for the comprehensive amenities of Orpington Town Centre that include various shops, restaurants and a multi-screen cinema. The Station is a ten minute walk with journey times to London Bridge from 18 minutes.

## Property Location

Knoll Rise, Orpington, Kent, BR6 0FD



**3.6**  
Miles

**18**  
Minutes

**24**  
Minutes

**26**  
Minutes

M25  
Junction 4

Orpington to  
London Bridge

St Mary Cray  
to Victoria

Orpington to  
Charing Cross

\*All distances from branch postcode. Train time from the nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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