



Pinnacle House, Ridge Place, Orpington, Kent, BR5 3FN



Guide Price £225,000 - £250,000

Leasehold

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## **Pinnacle House**, Ridge Place Orpington, BR5 3FM

An opportunity to purchase this superb one bedroom fourth floor flat set within a popular gated development. The property benefits from an approx.116 year lease and underground allocated parking.

### **Property Features**

- Central Heating & Double Glazing
- Modern Decor In Neutral Tones
- 20ft Entrance Hall
- Private Balcony
- Open Plan Living
- Lengthy Lease
- Close To Amenities
- Council Tax: B
- EPC Rating: B



## Interior

**Communal Entrance:** Security door. Lift access and stairs to all floors.

**Private Entrance Hall:** (Measuring approximately 20ft in length). Front door. Entry phone system. Airing cupboard. Radiator and laminate flooring.

**Open Plan Living Room:** 5.08m x 4.34m (16'8" x 14'3")

**Lounge Area:** Two radiators and laminate flooring. Double glazed French doors opening onto:-

**Balcony:** With far reaching views across Orpington. Wood decking.

**Kitchen Area:** Fitted with a comprehensive range of high gloss 'Paula Rosa' wall and base units with 'soft close' hinges, drawers and contemporary handles. Smart laminate worktops. Zanussi integrated appliances comprising electric oven, four ring gas hob and fridge/freezer. Stainless steel sink unit and drainer with 'Franke' chrome mixer tap. Double glazed windows to side and rear.

**Bedroom:** 4.04m x 3.2m (13'3" x 10'6") (Maximum dimensions). Double glazed window to side, built in wardrobe, radiator and fitted carpet.

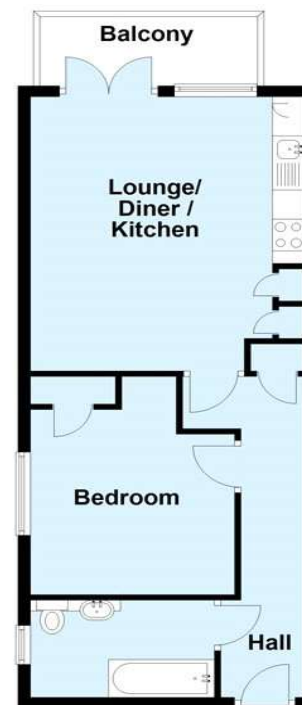
**Bathroom:** Fitted with a matching three piece suite in white with contrasting chrome fittings comprising panelled bath with shower over and glass shower screen, semi-recessed wash basin and wall hung 'soft close' wc. Chrome heated towel rail. Double glazed window to side.

## Exterior

Communal Gardens.

Allocated Gated Parking.

**Fourth Floor**  
Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 48.1 sq. metres (517.9 sq. feet)

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

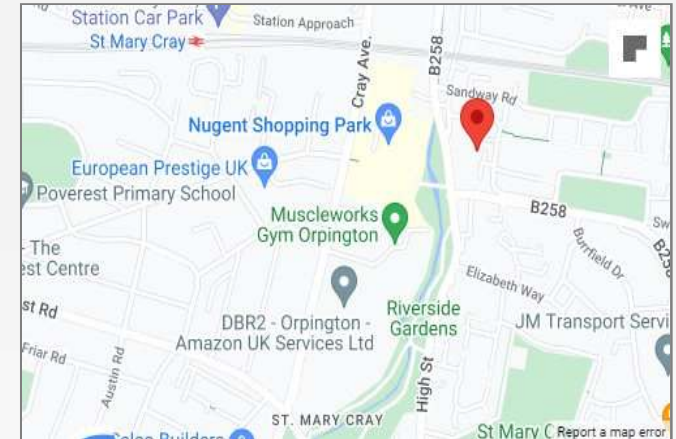






## Property Location

Ridge Place, Orpington, Kent, BR5 3FN



## Leasehold Information

Original Lease Term: 125 years

Unexpired Lease: Approx 116 years

Current Ground Rent: Approx £250.00 per annum

Next Ground Rent Review Date: Tbc

Current Service Charge: Approx £175.33 per month

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

The property has a valid EWS1 form obtained from the Management Company.

## Additional Information

Ridge Place is close to the Nugent Park Shopping Centre, local shops, bus routes and also conveniently located for St Mary Cray Station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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