



Albert Road | Orpington, Kent, BR5 4AF

 2  1  1 £300,000 Leasehold

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# Albert Road

Orpington

An opportunity to purchase this two double bedroom GROUND FLOOR maisonette that is being offered Chain Free. The property is immaculately presented and benefits from a PRIVATE WRAP AROUND GARDEN.

## Property Features

- Council Tax: C
- EPC Rating: C
- Private Entrance
- Well Presented Decor
- Two Double Bedrooms
- Dual Aspect Kitchen
- Large Wrap Around Garden
- Approx 123 Year Lease
- Chain Free



## Interior

**Private Entrance Hall:** Double glazed opaque door. Radiator and fitted carpet.

**Lounge/Dining Room:** 5.28m x 3.45m (17'4" x 11'4") Double glazed window, contemporary electric fire, radiator and fitted carpet.

**Kitchen:** 3.58m x 2.34m (11'9" x 7'8") Fitted with a modern range of wall and base units with complimentary work surfaces. Integrated oven, gas hob and extractor fan. Space for fridge freezer, washing machine and dishwasher. Sink unit & drainer. Dual aspect double glazed windows. Radiator and tiled flooring.

**Bedroom 1:** 3.89m x 2.84m (12'9" x 9'4") Double glazed window, fitted wardrobes, radiator and fitted carpet.

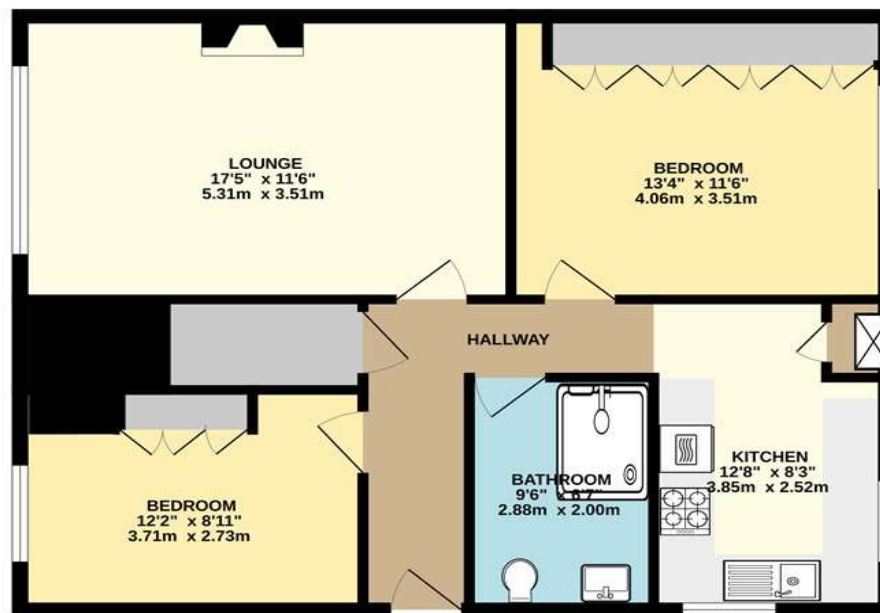
**Bedroom 2:** 3.53m x 2.62m (11'7" x 8'7") Double glazed window, fitted wardrobes and chest of drawers, radiator and fitted carpet.

**Shower Room:** Fitted with a walk in shower cubicle, wash hand basin set in vanity unit and wc with concealed cistern. Radiator. Double glazed opaque window.

## Exterior

Externally as mentioned there is a wonderful wrap around garden that is private and laid to lawn with various shrubs and a patio area. Shed.

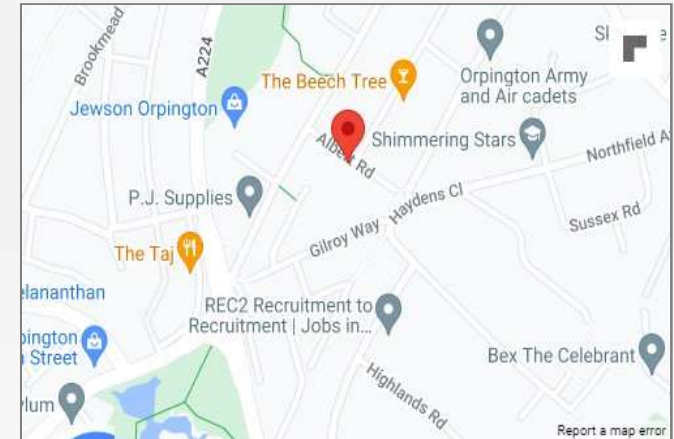
GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.





## Property Location

Albert Road, Orpington, Kent, BR5 4AF



## Leasehold Information

Original Lease Term: 150 years from 01/01/1998

Unexpired Lease: Approx 123 years

Current Ground Rent: Approx £115.00 per annum

Next Ground Rent review date: Tbc

Current Service Charge: Split Costs

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

The vendor has advised us that the boiler has a guarantee until April 2025.

## Additional Information

This property is convenient for Orpington High Street, St Mary Cray Station, local bus routes and Nugent Park Shopping Centre.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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