

Bournewood Road | Orpington, Kent, BR5 4JL



£175,000

Leasehold



## Bournewood Road, Orpington

An opportunity to purchase this purpose built one double bedroom first floor flat that benefits from a garage en-bloc. Although in need of updating the property offers much potential & is Chain Free.

## **Property Features**

- Double Glazing
- In Need Of Updating
- Garage En Bloc
- Close To Amenities
- Communal Gardens
- Chain Free
- Council Tax: C
- EPC Rating: C









#### Interior

Communal Entrance: With stairs leading to:-

**Private Entrance Hall:** With built in storage cupboard, electric storage heater and fitted carpet.

Lounge: 4.45m x 3.4m (14'7" x 11'2") Double glazed window and carpet.

**Kitchen:** 3.12m x 1.68m (10'3" x 5'6") Fitted with a range of wall and base units with work surfaces. Space for cooker and undercounter fridge. Sink unit & drainer. Double glazed window.

**Bedroom:** 4.11m x 2.92m (13'6" x 9'7") Double glazed window and carpet.

**Bathroom:** Fitted with a three piece suite comprising panelled bath, pedestal was hand basin and wc.

### Exterior

Communal Gardens:

Garage En Bloc: Located in Dyke Drive and marked as No. 115.

#### **First Floor**

Approx. 43.4 sq. metres (466.8 sq. feet)



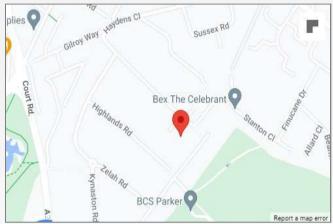
Total area: approx. 43.4 sq. metres (466.8 sq. feet) This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.





#### **Property Location**

Bournewood Road, Orpington, Kent, BR5 4JL





#### **Leasehold Information**

Lease Term: The vendor has advised us that the lease will be extended on completion to 148 years.

Ground Rent: Included within the Service Charge.

Next Ground Rent Review: tbc

Current Service Charge: Approx £133.33 per month

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

#### **Additional Information**

The property is conveniently situated for a range of amenities and is only a short drive to Orpington Town Centre and two Stations.

# FOR MORE INFORMATION CONTACT US TODAY.

#### 01689 833322

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