



Killewarren Way  
Orpington  
Kent  
BR5 4DH

An opportunity to purchase this one double bedroom purpose built first floor flat that is offered Chain Free. The property is situated in a popular modern block with allocated parking.

- Central Heating & Double Glazing
- Popular Modern Development
- Allocated Parking
- Private Entrance Hall
- Long Lease
- Chain Free

Guide Price £225,000 to £230,000



Council Tax: C  
EPC Rating: C

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## Ground Floor



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



FOR MORE INFORMATION  
CONTACT US TODAY.

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### Interior

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

**Private Entrance Hall:** Entry phone system. Storage cupboard. Radiator and fitted carpet.

**Lounge:** 4.62m x 3.78m (15'2" x 12'5") Double glazed window to rear and side. Radiator and fitted carpet.

**Kitchen:** 2.95m x 2.36m (9'8" x 7'9") Fitted with a matching range of wall and base units with work surfaces. integrated oven, electric hob and extractor canopy. Sink unit & drainer. Space for under counter fridge. Space for washing machine. Double glazed window to rear.

**Bedroom:** 3.4m x 3.18m (11'2" x 10'5") Double glazed window to front, radiator and fitted carpet.

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

### Exterior

Communal Grounds:

Allocated Parking Space: Located in bay 27.

### Leasehold Information

Original Lease Term: 189 years from and including 1st January 1978

Unexpired Lease: Approx 144 years

Current Ground Rent: Peppercorn

Next Ground Rent review date: Tbc

Current Service Charge: Approx £75.00 per month

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

Please note that the sale of the property is subject to the current tenancy ending.

### Additional Information

Killewarren Way is a short drive from Orpington Town Centre and is conveniently located for St Philomenas school, local bus routes and country walks.