



York Rise | South Orpington, Kent, BR6 8PR

 1  1  1    £225,000    Leasehold

## York Rise, South Orpington

A one bedroom purpose built GROUND FLOOR flat situated within a quiet cul-de-sac & is walking distance of Orpington Mainline Station. The property benefits from an extended lease. Chain Free.

### Property Features

- Central Heating & Double Glazing
- Well Presented Decor
- Newly Fitted Carpets
- Shower Room
- Allocated Parking Space
- Chain Free
- Council Tax: B
- EPC Rating: C



## Interior

**Communal Entrance:** With security door.

**Private Entrance Hall:** Entry phone system. Large storage and newly fitted carpet.

**Lounge:** 4.37m x 2.5m (14'4" x 8'2") Double glazed window to front overlooking communal grounds and parking area. Radiator and newly fitted carpet.

**Kitchen:** 2.67m x 1.93m (8'9" x 6'4") Fitted with a matching range of wall and base units with work surfaces. Integrated oven, gas hob and extractor canopy. Sink unit & drainer. Recess area with space for fridge freezer. Space for washing machine. Radiator. Double glazed window to side. Newly fitted vinyl flooring.

**Bedroom:** 2.92m x 2m (9'7" x 6'7") Double glazed window to front, storage units and newly fitted carpet.

**Shower Room:** Fitted with a three piece suite comprising a walk in shower cubicle, pedestal wash hand basin and wc. Radiator. Newly fitted vinyl flooring.

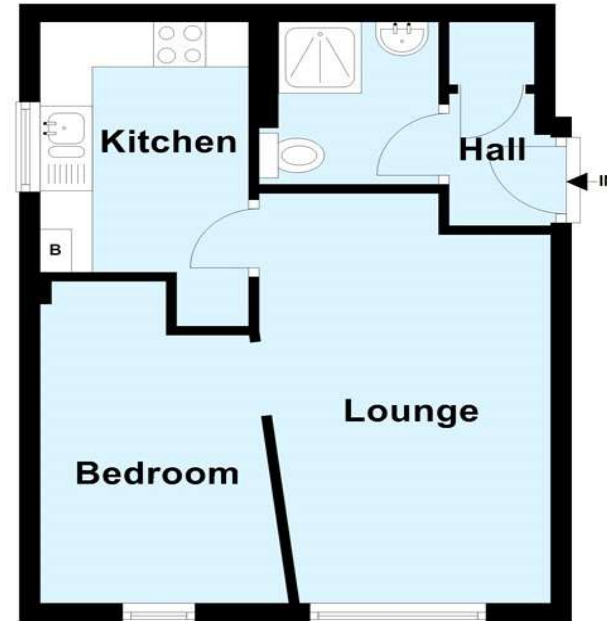
## Exterior

Communal Grounds:

Allocated Parking Space:

## Ground Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 31.5 sq. metres (338.9 sq. feet)

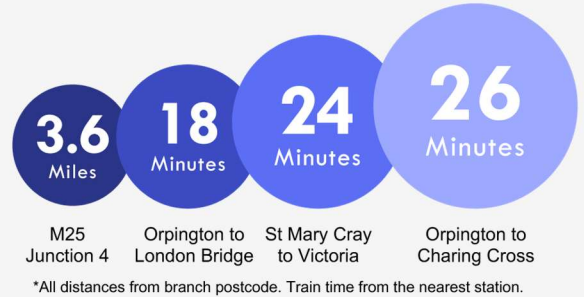
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Property Location

York Rise, South Orpington, Kent, BR6 8PR



## Leasehold Information

Original Lease Term: 215 years from 29/09/1986

Unexpired Lease: Approx 177 years

Current Ground Rent: Peppercorn

Next Ground Rent review date: Tbc

Current Service Charge: Approx £94.66 per month

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

## Additional Information

The property is situated in a quite location at the end of a cul-de-sac in the tree lined York Rise and is only a few minutes' walk of Orpington mainline Station & local bus routes and the High Street.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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