



Precista Court | High Street | Orpington | BR6
£300,000

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(65-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	80	84	England, Scotland & Wales		EU Directive 2002/91/EC
							73
							74

-  Retirement property
-  Double bedroom with built-in wardrobes
-  Fitted kitchen
-  Internal and external communal areas
-  Ground floor
-  Good sized living room
-  Shower Room
-  Convenient and popular location



Entrance Hall

Two storage cupboards, coved ceiling, entry phone system, storage heater, fitted carpet.

Living Room

17'9" x 10'1" (5.40m x 3.08m)

Double glazed doors to communal garden area, coved ceiling, storage heater, fitted carpet.

Kitchen

7'1" x 10'2" (2.17m x 3.10m)

Range of matching wall and base units and cupboards and drawers, stainless steel sink unit, working surfaces with splashback tiling, integrated oven, integrated 4-ring hob, integrated washing machine, space for upright fridge freezer, tiled flooring.

Shower Room

7'9" onto shower cubicle x 5'10" (2.37m onto shower cubicle x 1.79m)

Inset spotlighting, low level W.C, wash hand basin with splashback tiling, fully-tiled walk-in shower cubicle, heated towel rail, hand rail, extractor fan, fitted carpet.

Bedroom

15'2" x 9'10" (4.62m x 2.99m)

Double glazed windows to rear, built-in wardrobes, storage heater, fitted carpet.



Kenton are delighted to present to the market this one bedroom ground floor retirement flat, situated in an ever-popular development and convenient location. Internally, the property is generally presented in good condition throughout and comprises; a good sized reception room with double doors onto a communal garden area with an adjoining fitted kitchen, a double bedroom featuring built-in wardrobes and a shower room with walk-in shower cubicle. Externally, there are communal garden areas offering a relaxing and comfortable environment for residents (as well as additional internal communal areas). Precista Court is conveniently situated, located within close proximity to a range of general amenities. Orpington High Street is a mere couple of minutes walk away offering a diverse range of shops, restaurants and cafes, as well as frequent bus services.