



## Coleridge Way | Orpington | BR6

£1,150 per month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Ground floor flat
- Contemporary kitchen
- Newly fitted carpets in bedrooms
- Garage en-bloc
- 2 Bedrooms
- Open-plan lounge/diner
- Residents parking
- Perry Hall School within close proximity





AVAILABLE NOW. Kenton are delighted to present to the rental market this wonderful 2-bedroom ground floor flat situated in the most convenient of locations. An intercom system securely gives access to the communal area leading to all flats. Internally the property comprises a spacious and bright open-plan lounge/diner with patio doors leading directly out to the communal gardens, ideal for modern day living, as well as contemporary kitchen (benefitting from a washing machine and fridge freezer). The two double bedrooms are good sizes and have had new carpets recently laid, with the master bedroom boasting a range of fitted wardrobes and the Landlords have provided a brand-new freestanding double wardrobe for the second bedroom. A modern fitted bathroom completes the internal accommodation. Parking is available for residents around the blocks and there is also a single garage en-bloc. Coleridge Way is perfectly situated for Orpington High Street with its array of shops and popular restaurants. Orpington Station is located within a 20-minute walk and Perry Hall School also within close proximity. We are sure this property is going to receive much interest therefore do not delay, call now to arrange your appointment to view.

