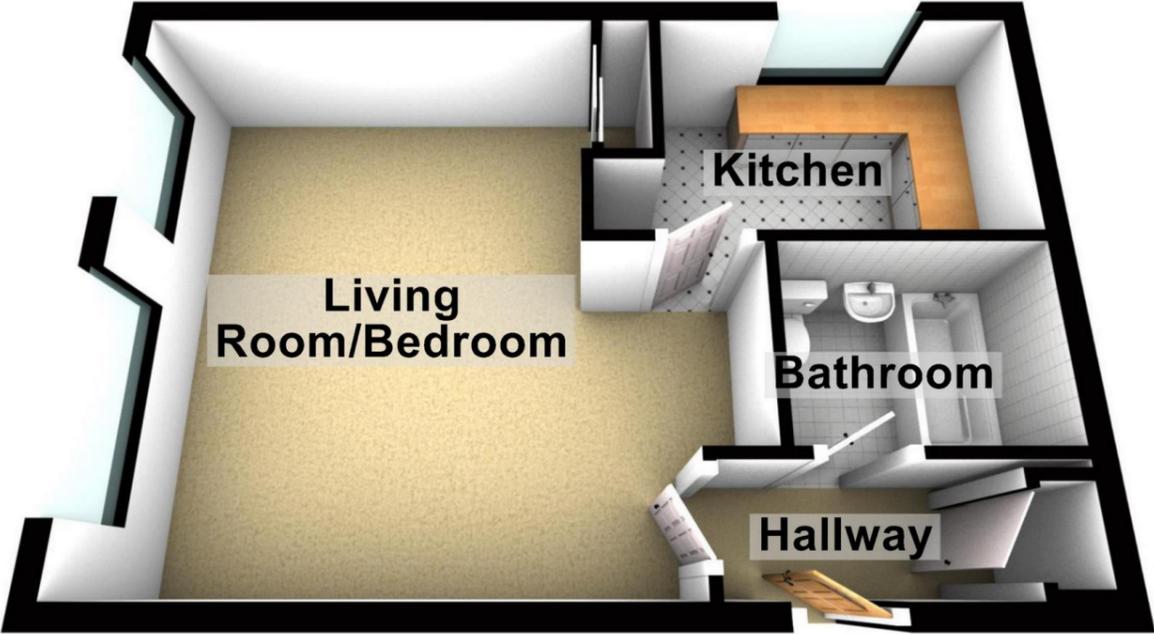


## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

## York Rise | Orpington | BR6

£200,000

- Studio flat
- Open-plan living & bedroom area
- Extensive & attractive communal grounds
- Most popular and convenient location
- First floor
- Separate kitchen & bathroom
- Allocated parking space
- No onward chain



Kenton are delighted to present to the market this first floor studio flat, situated in an ever-popular and convenient location. Internally, the property features an open-plan living bedroom area, a separate kitchen overlooking the communal grounds, and also a bathroom. Externally, there is the most attractive and well-maintained extensive communal grounds, as well as the added benefit of an allocated parking space. York Rise is most conveniently situated, with a range of transport links and general amenities within close proximity. Namely, Orpington Station is a mere few minutes' walk away and provides direct and frequent services into Central London. Furthermore, Orpington High Street is also just a short walk away, offering a diverse range of shops and popular restaurants and bars as well as an ODEON cinema complex and leisure centre. Offered to the market with no onward chain.



## York Rise, Orpington, BR6



### Hallway

Entry phone system, cupboard housing both cold water tank and hot water cylinder.

### Living Room/Bedroom

15'9" x 14'10" (4.79m x 4.52m)

Glazed windows to front, fitted wardrobe with sliding mirrored doors, gas heater, fitted carpet.

### Kitchen

10'11" x 7'4" (3.33m x 2.23m)

Glazed window to side, range of matching units with working surfaces over, splashback tiling, space for oven, space for upright fridge freezer, space for washing machine, vinyl flooring.

### Bathroom

6'2" x 5'6" (1.87m x 1.68m)

Half-tiled walls, bath, wash hand basin, W.C, towel rail, extractor fan, access to loft area, vinyl flooring.

### Externally

Extensive well-maintained and attractive communal grounds, allocated parking space.

