



Total area: approx. 72.0 sq. metres (774.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	74
(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		

Berwick House | Knoll Rise | Orpington | BR6

£340,000

- Chain free
- Open-plan kitchen/living room with integrated appliances
- 2 Double bedrooms
- Contemporary fixtures and fittings throughout
- Ground floor apartment
- 2 Bathrooms (one being an en-suite to Bedroom 1)
- Garden terrace
- Allocated underground parking space



Positioned on the ground floor of a contemporary block, Kenton Estate Agents are delighted to present to the market this spacious 2 bedroom apartment. Situated within a stone's throw of all local amenities (including but not limited to; popular restaurants and bars, an ODEON cinema complex, high street shops and several gyms), this property is ideal for first time buyers, buy-to-let investors and those looking to downsize. Internally, the property comprises; an open-plan kitchen/living room, perfect for contemporary living, with the kitchen boasting fully integrated AEG appliances, 2 double bedrooms (both of which benefit from built-in wardrobes, plus an en-suite shower room to bedroom 1), as well as a modern family bathroom. Furthermore, there is a private patio terrace accessed via bedroom one with ample space for garden furniture to enjoy al fresco dining in the warmer months. Also worth noting, this particular apartment comes with an allocated parking space, situated in the gated underground resident's car park. Built in 2016, Berwick House offers high quality fixtures and fittings from the video security entrance in its communal areas, right through to the walnut doors and wood flooring in the apartment. We highly recommend arranging a viewing appointment to be able to fully appreciate the quality of accommodation on offer.

£340,000 Leasehold



Berwick House, Knoll Rise, Orpington, BR6



Entrance Hall

11'1" maximum x 10'2" maximum (3.39m maximum x 3.09m maximum)
Storage cupboard housing boiler and with plumbing for washing machine, entry phone system, radiator, wooden flooring.

Open-Plan Living/Kitchen Area

16'6" maximum x 19'10" (5.02m maximum x 6.04m)
Double glazed windows to front, range of matching wall and base units and cupboards and drawers, working surfaces with splashback tiling, stainless steel sink unit, integrated AEG oven, integrated AEG extractor hood with pull-out extractor fan over, integrated fridge, integrated under-the-counter freezer, integrated dishwasher, radiators, wooden flooring.

Bedroom 1

12'10" x 11'1" (3.92m x 3.39m)
Double glazed door and windows on to terrace, range of fitted wardrobes, radiator, fitted carpet. Door to;

En-Suite Shower Room

4'8" x 6'11" (1.42m x 2.12m)
Fully-tiled walls, extractor fan, contemporary walk-in shower cubicle with rainforest shower, low level W.C, wash hand basin, built-in vanity unit, chrome heated towel rail, tiled flooring.

Terrace

Patio area with ample space for garden furniture.

Bedroom 2

15'11" x 14'8" (4.86m x 4.48m)
Double glazed windows to rear, built-in double wardrobe, radiator, fitted carpet.

Bathroom

5'10" x 7'9" (1.78m x 2.36m)
Fully-tiled walls, extractor fan, bath with rainforest shower extension over, low level W.C, wash hand basin, built-in vanity units, shaving point, chrome heated towel rail, tiled flooring.

Parking

Allocated parking space within secure underground parking area.

Lease Details

Lease Length: 118 years (125 from 2016) Service Charges: £459.84 per quarter (reviewed yearly) Ground Rent: £350.00 per annum (reviewed yearly)

