



Total area: approx. 69.8 sq. metres (751.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Saxville Road | Orpington | BR5

£285,000

- Chain free
- 2 Double bedrooms
- Access to communal garden
- Walking distance to Leasons Hill Primary School
- First floor maisonette
- Spacious lounge/diner
- 8 Minute walk to St Mary Cray Station
- Local shops within easy access



Kenton is delighted to present to the market this larger than average 2 bedroom first floor maisonette. Spanning circa 750sqft, the accommodation comprises; a spacious 23ft x 10ft lounge diner which in turn, leads to a fitted kitchen overlooking the communal garden, 2 generously sized double bedrooms (with the largest of the two benefitting from built-in storage), plus a bathroom and separate WC. Also worthy of a mention is the ample built-in storage offered in the sizable entrance hall. Externally, the residents benefit from a large communal garden, and off-street parking. Throughout, the property has been neutrally decorated, offering any new owner a blank canvas to design their dream home. Ideal for both first time buyers and buy to let investors alike, Saxville Road is conveniently situated for St Mary Cray station (being within 8 minutes' walk), along with Leasons Hill Primary School plus, a handful of local shops and amenities. Benefitting from circa 90 years remaining on the lease, we highly recommend arranging an internal viewing to be able to fully appreciate the accommodation on offer.

£285,000 Leasehold



Saxville Road, Orpington, BR5



Entrance Hall

11'1" x 6'7" (3.39m x 2.00m)
Wooden front door, 2 built-in storage cupboards, radiator, laminated wood flooring.

Lounge/Diner

23'11" x 10'10" (7.30m x 3.31m)
Double glazed window to the front, radiator, laminated wood flooring.

Kitchen

10'0" x 6'7" (3.05m x 2.00m)
Double glazed window to the rear, range of wall and base units, cupboards and drawers, stainless steel sink unit, working surfaces with splashback tiling, integrated hob and oven, plumbing for washing machine, cupboard housing boiler, laminated wood flooring.

Bedroom 1

16'5" x 8'11" (5.01m x 2.71m)
Double glazed window to the front, built-in wardrobe, radiator, laminated wood flooring.

Bedroom 2

15'7" x 8'10" (4.76m x 2.70m)
Double glazed window to the rear, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension over, wash hand basin, fully tiled walls, radiator, tiled flooring.

Separate WC

Double glazed frosted window to the rear, low-level WC, tiled flooring.

Communal Gardens

Large communal garden, mainly laid to lawn.

Residents Parking

Lease Details

Lease Length: Circa 90 years remaining Service Charge: £10.00 per annum Ground Rent: Circa £98.00 per month

