

Total area: approx. 66.6 sq. metres (717.3 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Atkins Lodge | High Street | Orpington | BR6

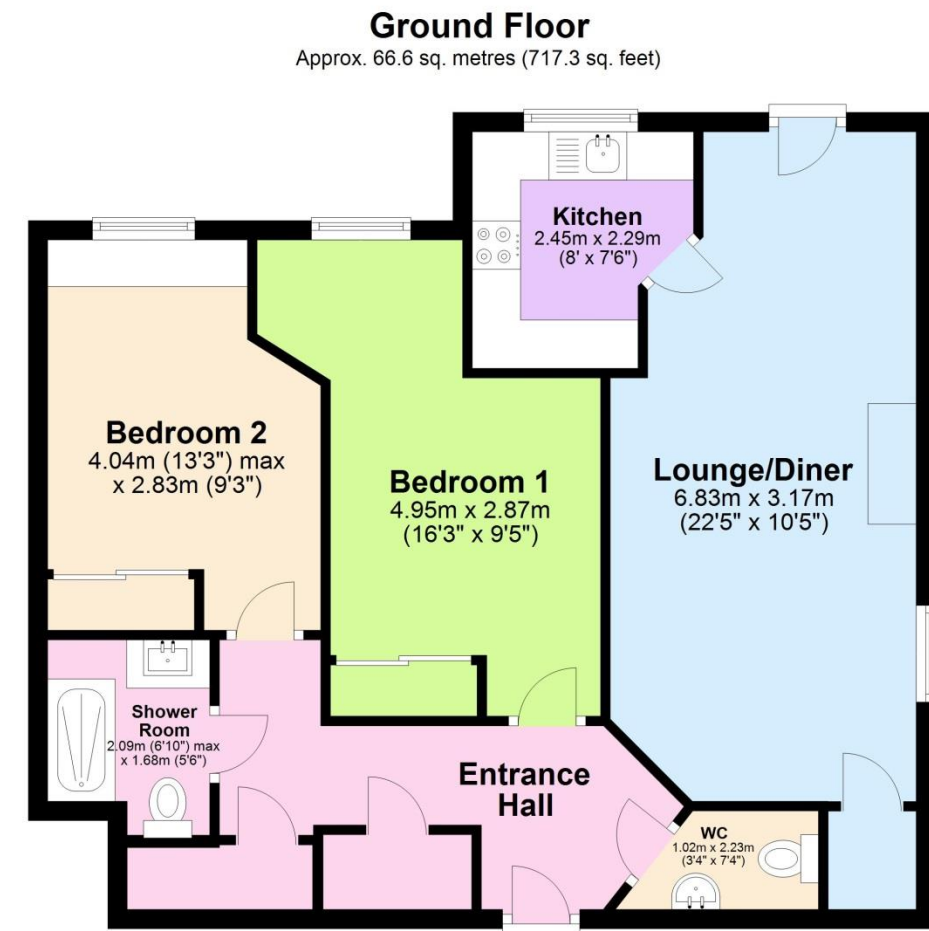
£325,000

- Ground floor
- Spacious lounge/diner
- Modern fitted kitchen with integrated appliances
- Residents parking
- 2 bedrooms
- Ample fitted storage throughout
- Situated on the High Street, close to shops and public transport
- Large communal room, plus guest suite



Kenton Estate Agents are delighted to present to the market this ground floor 2 bedroom retirement apartment situated in the most convenient of locations. This well-laid out apartment spans over circa 717sqft, comprising; a good sized entrance hall with 2 large storage cupboards, a spacious 22ft double aspect lounge/diner, contemporary kitchen boasting integrated undercounter fridge and freezer (there is a communal laundry room for residents' use), 2 generously sized bedrooms both with fitted wardrobe space (with bedroom 2 also benefitting from built-in drawers added by the current owner), a modern shower room, plus an additional guest WC. Built in circa 2016, Atkins Lodge is ideally located for the copious shops, amenities and public transport options Orpington High Street has to offer. Furthermore, residents benefit from 24 hour Careline system in their individual apartments, access to a "guest suite" for when friends and family come to visit, and an owner's lounge where a number of events are organised by the Lodge Manager. Also worthy of note, the heating and water rates are included in the service charge, plus there is a resident's care park available for use. Offered on to the market with no forward chain, we would highly recommend arranging an appointment to view to fully appreciate the quality of accommodation, and additional benefits, on offer.

£325,000 Leasehold



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Atkins Lodge, High Street, Orpington, BR6



Entrance Hall

Large storage cupboard, airing cupboard, electric heater, fitted carpet.

Lounge/Diner

Double glazed window to the side, double glazed door to the rear, fireplace with electric fire, storage cupboard, coved ceiling, fitted carpet.

Kitchen

8'0" x 7'6" maximum (2.45m x 2.29m)
Double glazed window to the rear, range of contemporary matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, laminate work surfaces with splashback tiling, integrated electric hob with extractor hood over, integrated oven, integrated under counter fridge, integrated under counter freezer, wall mounted electric heater, vinyl flooring.

Bedroom 1

16'2" x 9'4" maximum (4.93m x 2.84m)
Double glazed window to the rear, fitted double wardrobe with sliding mirrored doors, coved ceiling, electric heater, fitted kitchen.

Bedroom 2

13'3" x 9'3" maximum (4.04m x 2.83m)
Double glazed window to the rear, fitted double wardrobe with sliding mirrored doors, fitted drawers, coved ceiling, electric heater, fitted kitchen.

Shower Room

6'10" x 5'7" maximum (2.09m x 1.69m)
Fully tiled walls, large corner shower unit, low-level W.C., wash hand basin in vanity unit, wall mounted chrome heated towel rail, fitted carpet.

Additional W.C.

3'4" x 7'4" maximum (1.02m x 2.23m)
Low-level W.C., wash hand basin, wall-mounted chrome heated towel rail, fitted carpet.

Residents Parking

Lease Details

