



Total area: approx. 60.3 sq. metres (649.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.



| Cray View Close | Orpington | BR5

£255,000

-  108 year lease remaining
-  Chain free
-  2 double bedrooms
-  Open-plan lounge/diner
-  Situated in the most convenient of locations
-  St Mary Cray station within 12 minutes walk
-  2nd floor with lift access
-  Popular shops and eateries surrounding



Kenton are delighted to present to the market this spacious 2 bedroom flat situated on the 2nd floor (with lift access available). Internally, the flat comprises; an open-plan lounge/diner with benefits from floor to ceiling windows and doors opening on to the juliet balcony, a contemporary kitchen, 2 generously sized bedrooms (both doubles), plus a family bathroom. Cray View Close is conveniently situated on the cusp of the Nugent Shopping Park where there are a number of well-known shops and eateries. Furthermore, St. Mary Cray station is only a mere 10 - 12 minute walk, plus there are a handful of bus routes servicing Orpington, Sidcup and Lewisham (to name a few) situated within a stones' throw of the block. Parking is available by requesting a permit from Clarion Housing (subject to availability).

£255,000 Leasehold



Cray View Close, Orpington, BR5



Entrance Hall

Large storage cupboard, further cupboard housing boiler system, laminated wood flooring.

Lounge/Diner

15'7" x 15'9" measured at maximum (4.75m x 4.81m)

Double glazed window and doors to the front with Juliette balcony, radiator, laminated wood flooring. Opening on to:

Kitchen

6'10" x 8'10" (2.08m x 2.68m)

Range of matching wall and base units, cupboards and drawers, integrated gas hob with oven under, sink unit with mixer tap, extensive working surfaces with splash back tiling, space for fridge/freezer, plumbing for washing machine, tiled flooring.

Bedroom 1

15'7" x 8'6" (4.74m x 2.59m)

Double glazed window to the front, radiator, fitted carpet.

Bedroom 2

11'9" x 8'5" (3.58m x 2.57m)

Double glazed window to the front, radiator, fitted carpet.

Bathroom

6'9" x 6'6" (2.05m x 1.97m)

Panelled bath with mixer tap and shower extension over, low-level W.C., wash hand basin, towel rail, tiled walls, tiled flooring.

Lease Details

Remaining Lease Length: 108 years Service Charge: £38.26 per week

