

## Orpington

352 High Street (Next to Tesco)  
Orpington  
Kent BR6 0NQ

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## Offices also at:

**Bromley South/Park Langley**  
T: 020 8464 3030

**Green St Green**  
T: 01689 850136

**Petts Wood**  
T: 01689 819991



**5B Stanley Way, Orpington, Kent, BR5 2HE**

**£215,000 Leasehold**

**EXTENDED LEASE.** A huge top (second) floor flat, above shops, which has recently been re-decorated and benefits from an extended lease in addition to recent improvements to both the building and flat itself. Comprising 2 double bedrooms, large well-appointed lounge, kitchen (with appliances) and bathroom. It has gas central heating, double glazing, entry phone system and use of a large loft space. A great central location, within a few minutes' walk of St Mary Cray Station, local shops and bus routes, whilst Petts Wood and Orpington town centre are within easy access. Motorway links plus local schools are also close by. There is a garage en bloc which is in need of work.

- 2 Double bedroom flat
- No chain
- Re-decorated
- Vendor owned for 13 years
- Fitted kitchen
- Modern bathroom
- EPC rating C
- Double Glazing
- Long lease
- Close to amenities

#### **ENTRANCE HALL**

Laminate floor, storage cupboard, radiator.

#### **KITCHEN**

10' 0" x 7' 0" (3.05m x 2.13m) Range of matching wall and base units with 1 1/2 stainless steel sink and drainer, mixer taps and splashback, oven and hob, fridge freezer, plumbing for washing machine, double glazed window to rear.

#### **LOUNGE**

15' 9" x 11' 6" (4.8m x 3.51m) Double glazed window to front, radiator

#### **BEDROOM ONE**

15' 9" x 9' 9" (4.8m x 2.97m) Double glazed window to front, radiator, fitted wardrobe.

#### **BEDROOM TWO**

14' 0" x 8' 3" (4.27m x 2.51m) Double glazed window to rear, access to insulated loft (for use of only) radiator.

#### **BATHROOM**

8' 0" x 5' 6" (2.44m x 1.68m) Double glazed opaque window to rear, close coupled toilet, wash hand basin, bath with mixer taps and shower screen, vinyl flooring, heated towel rail

#### **GARAGE**

In dilapidated condition

#### **AGENTS NOTE**

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: B

EPC Rating: C

Square meters "60"

Square feet "645"

Lease 189 years from 1998

Ground rent £200 pa

Service charges approx. £800 (may vary)

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

#### **Directions**

From our offices adjacent to Tesco in Orpington, continue to the War Memorial roundabout. Take the first exit and proceed along the High Street and around the one way system, bearing left into Chislehurst Road, right into Perry Hall Road, left back into the High Street, and turning left at the traffic lights onto Cray Avenue. At the next set of traffic lights, turn left onto Poverest Road. Follow this road up the hill, right into Marion Crescent, and then right again into Stanley Way.



