



Bassetts House, Acorn Way, Orpington

Leasehold

£335,000

Forming part of this exclusive gated development in the former Bassetts House, is this extremely stylish and contemporary apartment. Converted in 2017, the property still retains many original features such as the panelled communal hallway. The flat itself is of a good size and comprises: a spacious open-plan kitchen and lounge area with built-in appliances, a luxury three-piece suite, and a double bedroom with fitted wardrobes. Outside, is a private balcony overlooking the communal gardens, and there is an allocated parking space. Shops at Locksbottom, and Farnborough Village are close by, as are motorway links and open countryside. Orpington station is approximately 1.5 miles, and on the R4 bus route from Starts Hill Road. Internal viewing strongly recommended.

Property Features

- Beautiful converted apartment
- Forms part of exclusive development
- Open-plan Lounge and kitchen area
- Balcony overlooking communal grounds
- Double bedroom with fitted wardobes
- Luxury bathroom suite
- Panelled entrance hallway
- Communal gardens
- Gated development with private parking
- Close to local amenities

Communal Entrance

Impressive panelled entrance hall with dogleg staircase leading to the first floor.

Hallway

Entryphone. Engineered wooden flooring. Dimplex storage heater. Spotlights. Smoke detector. Shelving. Cupboard housing Megaflow tank and plumbing.

Lounge

10' 6" max x 12' 10" max (3.2m max x 3.91m max)

Double glazed leaded light door to balcony with double glazed leaded light sidelights. Engineered wooden flooring. Dimplex night storage heater.

Balcony

Kitchen / Dining Area

14' 9" max x 14' 1" max (4.5m max x 4.29m max)

Fitted with a range of light grey gloss handleless wall and base units with inset stainless steel sink unit with mixer taps, and splashback. Built-in fridge/freezer. Built-in AEG oven and microwave. Built-in Zanussi dishwasher. Spotlights. Storage cupboard. Feature double glazed bay window overlooking the communal gardens. Engineered wooden flooring. Dimplex night storage heater.

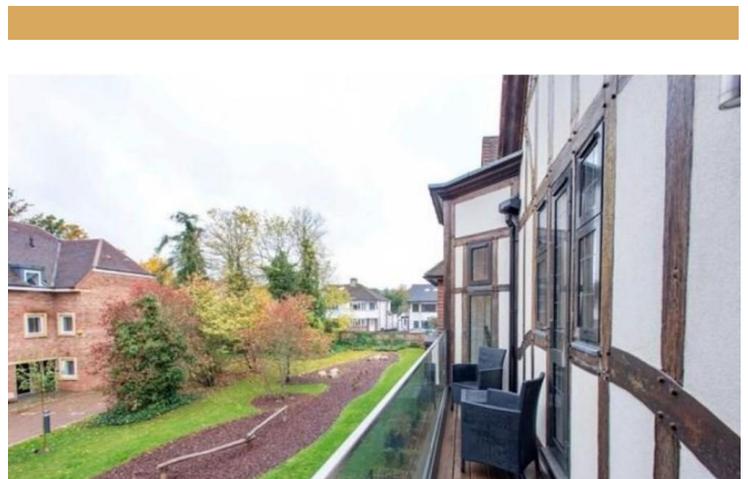
Bedroom

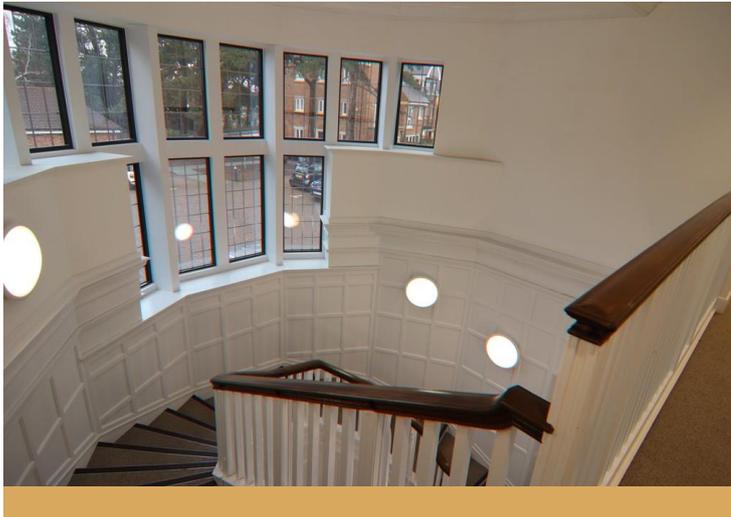
13' 5" max x 10' 10" max (4.09m max x 3.3m max)

Triple aspect with double glazed windows to both sides, and to rear. Double glazed lead light door returning to the balcony. Dimplex night storage heater. Built-in double wardobes. Fitted carpet.

Bathroom

Fitted with an luxury white contemporary style suite comprising:- close couples toilet, wash hand basin within vanity unit, and panel bath with mixer taps, shower head, and shower screen. Localised tiling. Heated towel rail. Extractor. Spotlights. Engineers wooden flooring.





Communal Grounds

Beautifully landscaped.

Secure Allocated Parking

Agent's Notes:-

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

Council Tax Band: "D"

EPC Rating:"C"

Total Square Meters: Approx. 55.9 approx.

Total Square Feet: Approx. 602 approx.

Lease: 146 years remaining

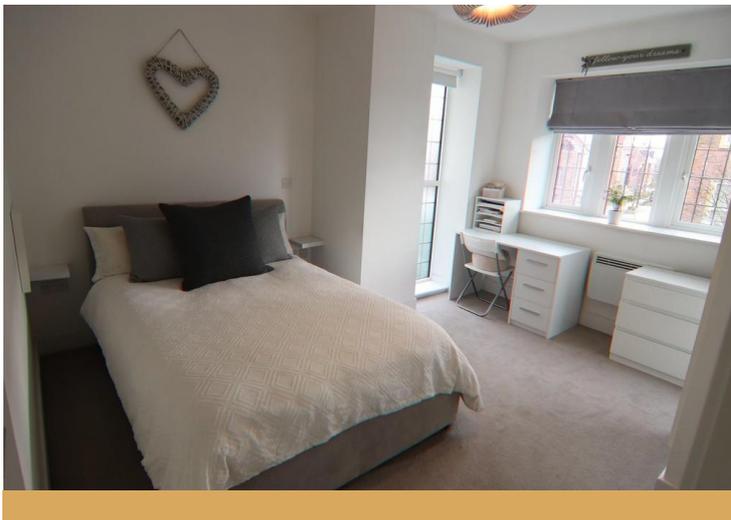
Service charge: £1554.84 P/A

Ground Rent: £250 P/A



Viewing by strict appointment with Edmund Orpington
01689 821904 or via email orpington@edmund.co.uk

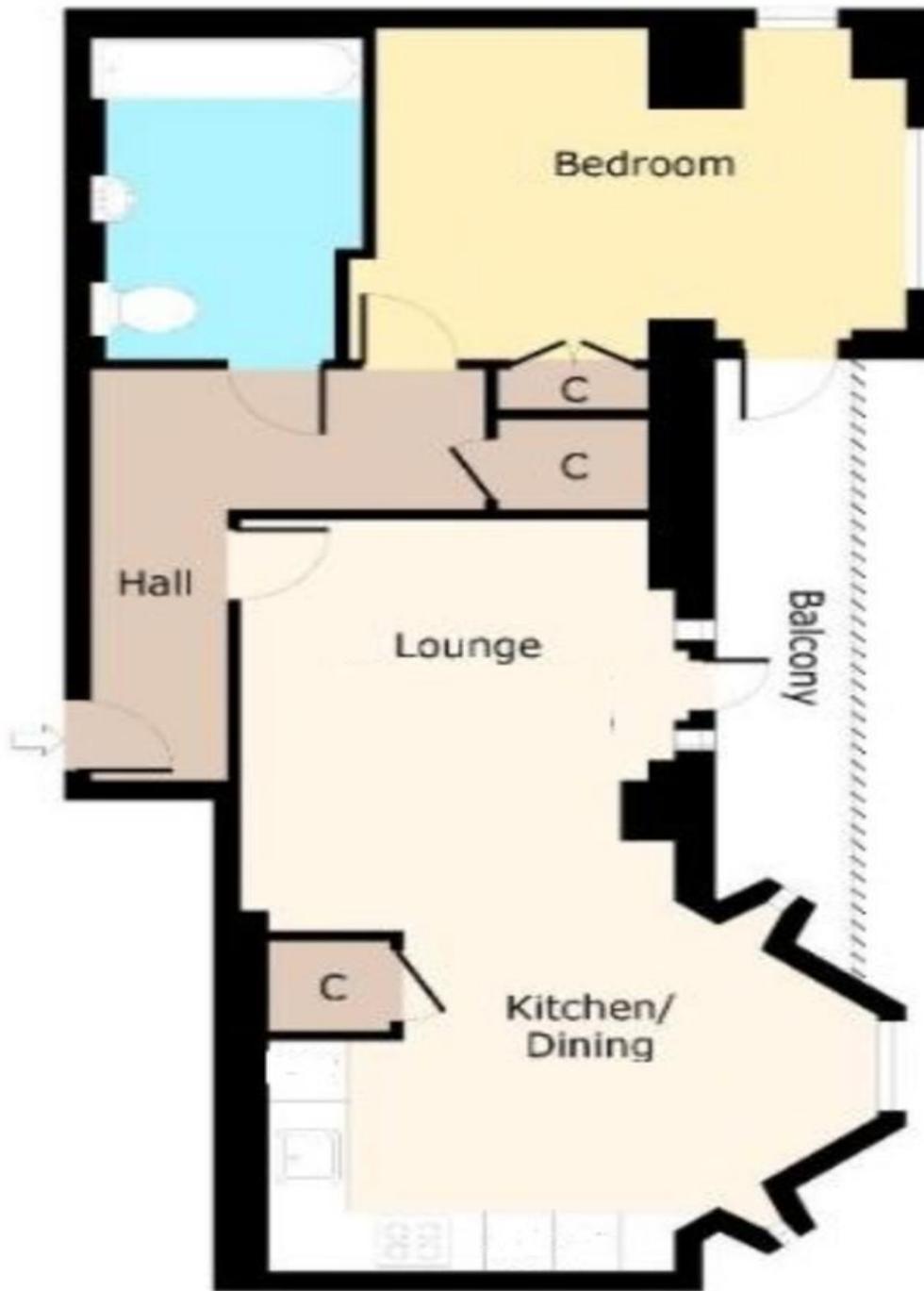
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



Directions

From our offices adjacent to Tesco in Orpington, proceed to the War Memorial roundabout, and take the fourth exit proceeding back along Station Road. Continue up the hill, passing under the railway bridge, and up the other side of the hill into Crofton Road. Continue along. At the mini roundabout, proceed straight across, and then take the next left hand turning into Crofton Avenue. Continue along, and at the mini roundabout, bear right into Lovibonds Avenue. Proceed to the far end. Turn right into Starts Hill Road, and Bassetts House will be found on your left hand side of the road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Local Authority: Bromley London Borough Council

Council Tax Band: Band D

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.