david james
sales, letting & property management

## DYKE DRIVE, ORPINGTON

## OFFERS OVER £210,000



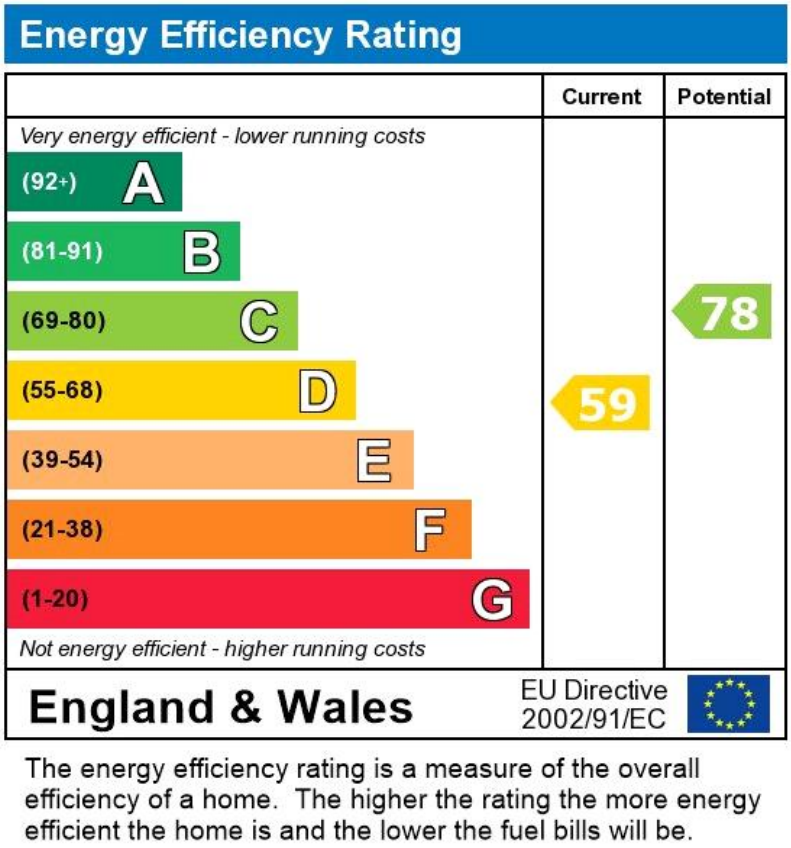
# GROUND FLOOR FLAT ON A QUIET NO-THROUGH ROAD WITH GARDEN ACCESS, RESIDENTS PARKING & NO CHAIN

**PROPERTY REFERENCE CODE: RS0091**

# DYKE DRIVE, ORPINGTON

Tucked away off of a quiet no-through road, this well presented ground floor flat offers a peaceful setting with everyday convenience close by. With the added benefit of no onward chain, it's ideal for first-time buyers, downsizers, or investors looking for an easy purchase

- COUNCIL TAX BAND - C
- DOUBLE GLAZED
- ELECTRIC HEATING
- EPC BAND D
- LEASEHOLD
- NO ONWARD CHAIN
- VIEWING RECOMMENDED




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**This property consists of:**

Set on a quiet no-through road, this well presented ground floor flat offers a peaceful position and a refreshingly straightforward purchase with no onward chain.

Inside, the home features a comfortable lounge with direct access to the communal garden.. There's a fitted kitchen, a good-sized bedroom, and a bathroom, making the layout practical and easy to live in.

Outside, residents also benefit from residents parking, adding everyday convenience.

An excellent choice for first-time buyers, downsizers or investors looking for a lovely property in a tucked-away location but within easy reach of public transport, shopping and leisure facilities.

Disclaimer
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not represent a statement of fact. Room sizes given are approximate to the maximum point and intended purchasers should rely upon their own inspection. The particulars do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/ services before legal commitment

Council Tax Band: C
Tenure: Leasehold (138 years)
Electricity supply: Mains

Heating: Electric, Night Storage
Water supply: Mains
Sewerage: Mains
Broadband: FTTP
Service Charge 01/11/24 to 30/04/25 £426.58
Service Charge 01/05/25 to 31/10/25 £435.34
Insurance 01/05/25 to 30/04/26 £385.74

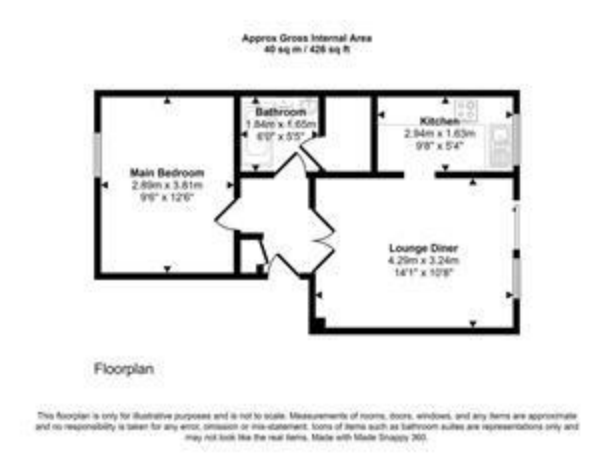













**<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold.**
**It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.**