



5 Precista Court – 48-56 High Street – Orpington – Kent BR6 0LA

A one-bedroom ground floor apartment in a popular retirement development close to shops



## 5 Precista Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Shower room

**£300,000 leasehold**

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Precista Court is a Bryant Homes development set close to shops in Orpington's High Street. Altogether there are 24 apartments with lift and an equal number of two and one-bedroom properties. The development is accessed through an archway with iron gates leading to the parking area and gardens.

An attractive one-bedroom ground floor apartment.

Facilities include a visiting scheme manager, guest facilities, residents' lounge and attractive gardens and grounds.

Allocated parking is available within the gated development.

Orpington is a little more than three miles from Junction 4 of the M25. Swanley is three miles and Croydon eight miles. Fast trains from Orpington to London (Charing Cross) take about 25 minutes.

125 year lease (from 2003) £200 ground rent p.a. and a 55+ age covenant.

**For viewings please contact the  
Scheme Manager on 01689 890581 or  
Fifty5plus on 01488 668655**



*Sitting Room*



*Bedroom*



*Bedroom*

## The Property

No 5 Precista Court is a one bedroom ground floor apartment with approximate room dimensions as follows: Entrance Hall. Inner Hall with storage cupboard and large airing cupboard. Sitting Room (19'7" x 17'6" narrowing to 12'8") Kitchen (13'2" x 7'1") Bedroom (12'8" including double wardrobe x 10') Shower Room (7'11" x 6'4") Double glazing and electric storage heating.

Orpington has good range of shops and amenities and an attractive park to the north of the high street.

## Directions to Precista Court

From J4 of the M25 go along the A21 west and at the roundabout take the A224 signposted Orpington. Continue through Chelsfield, past Goddington Park on your right, into Court Road. Past the A232 on your left followed by Ramsden Road and at the traffic lights filter left into the High Street. Past Perry Hill Road on your right and Precista Court will be found in a short distance on your right.



Kitchen



Shower room



**Approximate gross internals:**

**Total: 67.7 m<sup>2</sup> / 729 ft<sup>2</sup>**

**Energy Performance Rating: 77**

**Condition Code: D**

**Service charge: £3,173.53 pa**

**Council tax banding: C**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

# Precista Court

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The development consists of 24 apartments set in landscaped gardens and grounds with comprehensive facilities including a visiting manager who looks after the day-to-day management of the estate.

Precista Court is conveniently located towards the end of Orpington High Street with a good selection of local shops, cafes, restaurants, leisure facilities and parks nearby.

## Location

Orpington was already a large village at the time of Domesday and belonged to the Archbishop of Canterbury with two churches and two mills. It was then known as Orpinton and remained a village through the next centuries and expanded considerably in the nineteenth century with the coming of the railways.

The town has a church with vestiges of pre-conquest times and the Priory Museum houses items of local interest. The M25 passes to the east so communications with London and the southeast are very good.

## Further afield

Orpington is a little more than three miles from Junction 4 of the M25. Swanley is three miles and Croydon eight miles. Fast trains from Orpington to London (Charing Cross) take about 25 minutes.

Bluewater Shopping Centre, one of Europe's largest shopping centres, is only a 20 minute drive by car with over 300 stores, 60 restaurants, plus entertainment and cinemas.



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