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Estate Agents | Sales & Lettings

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# Flat 2, Precista Court, 48, High Street

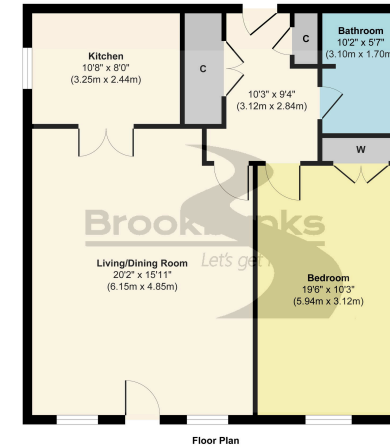
Guide Price £230,000

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- Ground-floor Location
- Spacious Living Area
- Separate Kitchen
- Direct Access to Communal Gardens
- Well-appointed Bedroom
- Abundant Storage
- Modern Four-piece Bathroom
- Communal Lounge
- Outdoor Seating Areas
- Lift and Allocated Parking





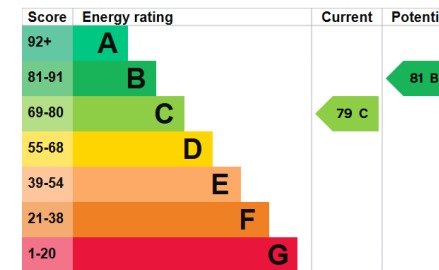
Approx. Gross Internal Floor Area 768 sq. ft / 71.34 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale. Produced by HomeSpace Property.

This exceptional ground-floor apartment, designed for residents aged 55 and over, offers a spacious and immaculate living environment in the heart of Orpington. Features include an expansive living area with a kitchen separated by sliding doors, large French doors leading to communal gardens, and a well-appointed bedroom with a built-in wardrobe. The apartment also boasts ample storage with two hallway cupboards and a modern four-piece bathroom. Residents can enjoy the comforts of Precista Court, which includes a communal lounge, outdoor seating, a lift, and allocated parking—all just a short walk from Orpington High Street.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Sales

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

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