Petts Wood Office

💽 1, Fairway, Petts Wood, BR5 1EF

01689 606666

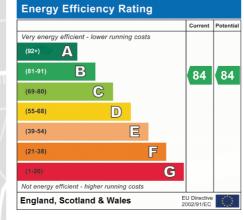
pettswood@proctors.london



Petts Wood Office

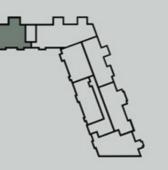
📀 1, Fairway, Petts Wood, BR5 1EF 01689 606666 pettswood@proctors.london

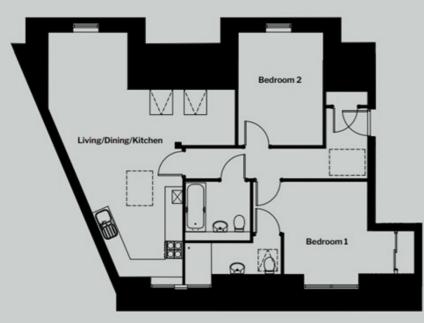
Wood Ride Kingsway Petts Wood Petts Wood Rd Greencourt Rd Princes Ave Lakeswood Rd The Che



| Apartment C8 | 2 bedrooms | e. |
|-----------------------|-------------|---------------|
| Living/Dining/Kitchen | 6.5m x 6.6m | 21ft 4 x 21ft |
| Bedroom 1 | 3.9m x 3.2m | 12ft 10 x 10f |
| Bedroom 2 | 3m x 3.9m | 9ft 10 x 12ft |

Third Floor





kimate. No equipment, circuits or fittings have been tested. These particulars are made part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given. Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited nartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees m these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords ke out various products. For further details, please visit our website – www.proctors.londor







Viewing by appointment with our Petts Wood Office - 01689 606666

Apartment 8, 27 Cardinal House, Station Square, Petts Wood, Orpington, Kent, BR5 1FH £450,000 Leasehold

| 9 | Station Square Location | |
|---|-------------------------|---|
| 9 | Social Living Space | ſ |
| 1 | Third Floor Level | ſ |
| | | |

Ensuite Shower Room

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George Proctor & Partners trading as Proctors

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- Two Double Bedrooms
- New Apartment
- Minute to Mainline
- Chain Free Availability



Covering: Anerley | Beckenham | Bickley | Bromley | Chislehurst Hayes | Orpington | Park Langley | Petts Wood | Shirley | West Wickham

Apartment 8, 27 Cardinal House, Station Square, Petts Wood, Orpington, Kent, BR5 1FH

This third floor luxury apartment is situated in the heart of Station Square, Petts Wood. The accommodation features light and airy rooms comprising two double bedrooms, an impressive social living space, fully integrated kitchen and bathroom with rain forest shower. Benefits include all new kitchen appliances, gas central heating by combination boiler, double glazed windows, secure entry system, quality flooring, modern recessed lighting, bright and neutral interior, popular social living space open to to kitchen, fitted window blinds and large utility cupboard housing a washer dryer. Total area 81 sq mtrs (871.877 sq ft), parking space. Situated in Station Square, you will find every amenity right on your doorstep. There is a vast range of independent stores for delicious and fresh produce, larger stores like Sainsbury's and Morrison's plus an array of coffee shops and quality restaurants. Petts Wood southeastern service serves five mainline London stations plus Canary Wharf via Lewisham. AVAILABLE TO VIEW NOW

Location

Station Square Petts Wood









GROUND FLOOR

Entrance Porch

Communal entrance door with secure entry phone systems, stairs to third floor.

THIRD FLOOR

Entrance Hall

Social Living Space 6.5m x 6.6m (21' 4" x 21' 8")

Kitchen Area

Bedroom One 3.9m x 3.2m (12' 10" x 10' 6")

En-suite Shower Room

Bedroom Two 3.0m x 3.9m (9' 10" x 12' 10")

Bathroom

Parking Parking Space Available.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley Council Tax Band: E Lease Term: 999 yea including 1st January Ground Rent: Peppe Service/ Maintenance £1,695.68

General

Amtico wood effect v main living areas LED spotlights throug Satin chrome sockets bathroom areas Video door entry sys Wired for Sky Q (sub Fibre broadband 9 Year warranty

Kitchen Krieder bespoke kitchen with soft-close drawers and doors Ceasarstone quartz worktop with upstands full-height splashbacks Integrated LED pelmet lighting Smeg built-in single fan oven in stainless steel Smeg straight edge glass ceramic hob with touch controls

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| ears from and ry 2022 ercorn ce Charge: vinyl flooring to | Smeg built-in microwave with grill (stainless steel) Smeg integrated 70/30 fridge freezer Smeg slimline integrated dishwasher Smeg washer/dryer in utility cupboard or integrated Caple undercounter slimlline wine cabinet |
|--|---|
| ighout ts to kitchen/living & stem bject to contract) chen with soft-close | Bathroom/En-Suites Vado notion chrome bathroom taps and fittings Square rain shower head Fully tiled (Porcelanosa tiles) Wall-hung hand wash basin with vanity unit Back to wall WC with square chrome flush plate Chrome heated towel rails |
| worktop with cks net lighting fan oven in | Large feature mirror Bedrooms Luxury carpets to bedrooms Krieder bespoke built-in wardrobes to master bedroom |