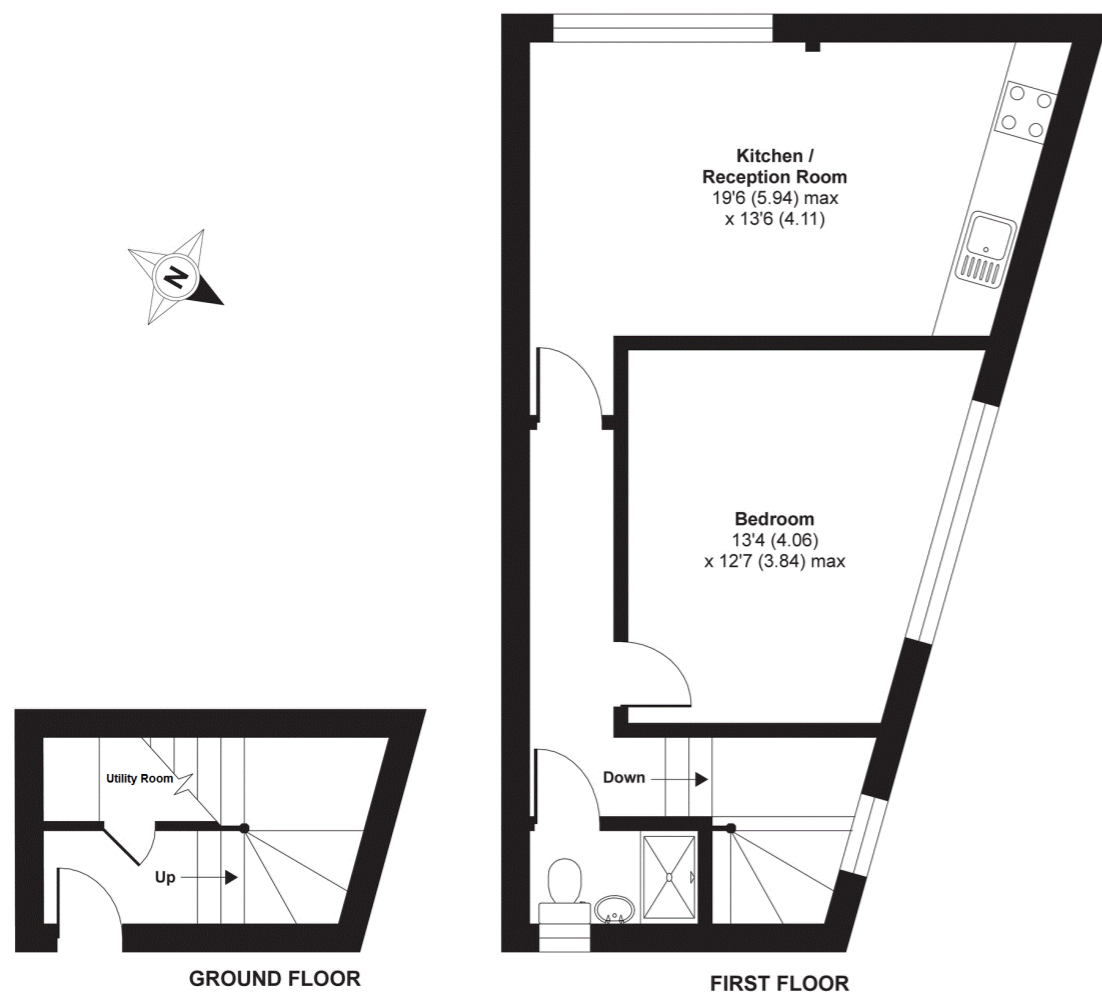


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 545 SQ FT 50.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

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Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 38 1 Chatsworth Parade, Petts Wood, Orpington, Kent, BR5 1DE

**£295,000 Leasehold**

- Fully Refurbished 2020
- 1st and 2nd Floor Level
- Bright Living Room
- Quality Interior
- Split-Level Apartment
- One Double Bedroom
- Contemporary Kitchen
- Perfect for Mainline

## Flat 38 1 Chatsworth Parade, Petts Wood, Orpington, Kent, BR5 1DE

This split level (1st and 2nd floor) apartment was fully refurbished to a high specification in 2020 and is situated in the heart of Petts Wood town centre. The mainline station is just a three/five minutes' walk away plus virtually every amenity you could hope for on your doorstep. The bright and airy accommodation features a combined living room and kitchen area, a double bedroom with fitted wardrobes, shower room and useful utility room on the first floor level (entrance level) providing practical storage solutions. There is a security entrance door on the ground floor for residents and a private entrance door just up the stairs. There is a light interior staircase leading to the main accommodation. Benefits to note include an abundance of double glazed windows adding much light to the property, modern electric central heating by radiators (wet system), a pressurised hot water vessel, modern LED lighting, integrated cooking appliances, contemporary fitted kitchen and well presented interior throughout. Viewing comes highly recommended by the sellers SOLE AGENT.

### Location

The property is located off Queensway in Chatsworth Parade (above Sutton Windows). The entrance door is situated on the side elevation of the building, opposite the car park.



### GROUND FLOOR

#### Entrance Porch

Secure entrance door on the ground floor for residents.

### FIRST FLOOR

#### Entrance Hall

Double glazed door, radiator, ceramic tiled floor, recessed ceiling lights. Stairs to main accommodation.

#### Utility Room/ Storage room

Walk in utility space with wall cabinet, quartz work top, plumbed for washing machine, electric meter and circuit breaker, pressurised hot water vessel, recessed ceiling lights, useful storage area for coats and shoes

#### Landing

Double glazed window to side (half landing) recessed ceiling lights, high level storage area over stairs, room thermostat.

### Living Area

5.94m x 4.11m (19' 6" x 13' 6") Double glazed windows to front aspect, fitted window blinds, radiator, TV hub with cable point, recessed ceiling lights.

### Kitchen Area

Range of gloss fronted wall and base cabinets, built in electric oven and induction hob, inset sink unit, fluted drainer, quartz work tops, eye level microwave oven, pelmet lighting, recessed ceiling lights.

### Bedroom

4.11m x 3.40m (13' 6" x 11' 2") Double glazed windows to side, radiator, free standing wardrobes to remain, recessed ceiling lights.

### Shower Room

1.86m x 1.02m (6' 1" x 3' 4") Double glazed window to rear, large shower cubicle with sliding screen door, built in controls, W.C, wall mounted hand basin, chrome heated towel rail, recessed ceiling lights, extractor fan, ceramic tiled floor and walls.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: C

#### Service Charges

TENURE: Leasehold - 125 Years from June 2019  
 GROUND RENT: £200.00 per annum payable 25th March and 29th September  
 BUILDING INSURANCE: Block Policy