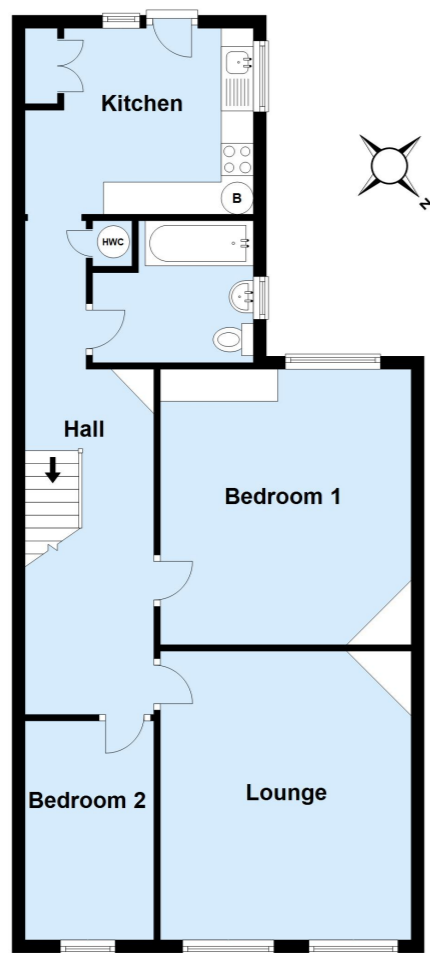


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**First Floor**  
 Approx. 71.9 sq. metres (773.4 sq. feet)



Total area: approx. 71.9 sq. metres (773.4 sq. feet)

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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered 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 from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Petts Wood Office - 01689 606666

113a Queensway, Petts Wood, Orpington, Kent, BR5 1DG  
**Guide Price £295,000 Leasehold**

- Investment Opportunity
- First Floor Flat
- Private Parking Bay
- Own Front Door
- 1930s Purpose Built
- Two Double Bedrooms
- Double Glazed Windows
- Gas Central Heating

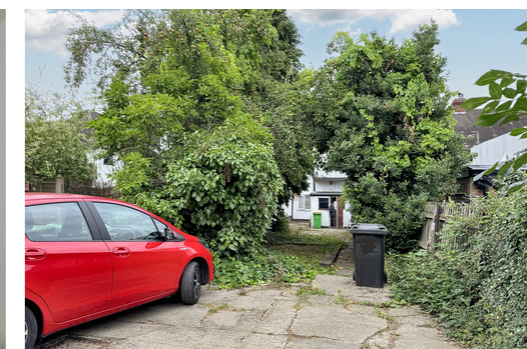
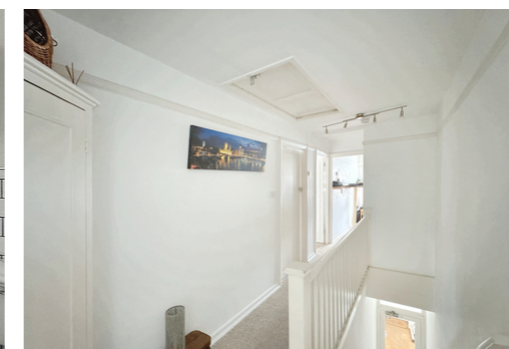


## 113a Queensway, Petts Wood, Orpington, Kent, BR5 1DG

The ideal buy-to-let investment property or starter home, with no set monthly service charge. Located in the heart of Petts Wood town centre, this exceptionally spacious first floor apartment is situated just a few minutes' walk away from Petts Wood mainline station, comprehensive shopping amenities on your doorstep, larger supermarkets nearby, Station Square and high street for delis and restaurants, plus excellent transport links serving Bromley and Orpington communities. The property comprises two double bedrooms, a large reception room to front elevation, generous kitchen, bathroom and spacious hall landing. You have your own front door at ground floor level an inner porch and then a staircase leading to the very spacious hall landing. There is also a private rear door and stairwell from the kitchen leading to an allocated parking space. Benefits to note include an unexpired lease term of 108 years, gas central heating by combination boiler and contemporary white kitchen with appliances to remain. Ideal for the busy London commuter looking for fast and frequent rail services to five mainline London stations, Canary Wharf (via Lewisham) and Thameslink service (via Bromley South). To fully appreciate the space on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

The property is located in the heart of Petts Wood, a few minutes from all amenities, mainline station and transport links.



### Ground Floor

#### Entrance Hall

Private entrance door to front leading to entrance hallway, inner glazed door leading to stairs, gas meter, radiator.

### First Floor

#### Hall Landing

6.44m x 1.92m (21' 2" x 6' 4") A spacious hall landing, radiator, built-in cupboard housing electric circuit breaker, access to private loft space via pull-down ladder, deep open wardrobe.

#### Lounge

4.39m x 3.88m (14' 5" x 12' 9") Four double glazed leaded light windows to front, radiator, feature brick fireplace surround, open chimney.

#### Kitchen

3.20m x 2.90m (10' 6" x 9' 6") Double glazed French door and window to rear elevation leading to wrought iron balcony and stairway. Double glazed

window to side, range of gloss white wall and base units, built-in electric oven, fitted electric hob unit set in work top, stainless steel sink unit, mixer tap, plumbed for washing machine, space for fridge/freezer, wall mounted boiler, part tiled walls, larder cupboards.

#### Bedroom One

13' 10" x 12' 8" (4.21m x 3.85m) Double glazed window to rear, radiator, original tiled fireplace surround.

#### Bedroom Two

11' 1" x 6' 2" (3.38m x 1.89m) Two double glazed leaded light windows to front, radiator.

#### Bathroom

Double glazed window to side, white suite comprising low level W.C., hand wash basin, bath with mixer taps, shower attachment, part tiled walls, ceramic tiled floor, radiator.

### Outside

#### Parking Space

Private parking bay to rear for one car located to the rear via a shared driveway. Entrance via Woodhurst Avenue

#### Lease

125 Years from 2007.

#### Maintenance Charge

Shared cost as and when, no monthly service or maintenance charge.

Ground Rent: TBA

### Additional Information

#### Council Tax

Local Authority : Bromley  
 Council Tax Band : C

