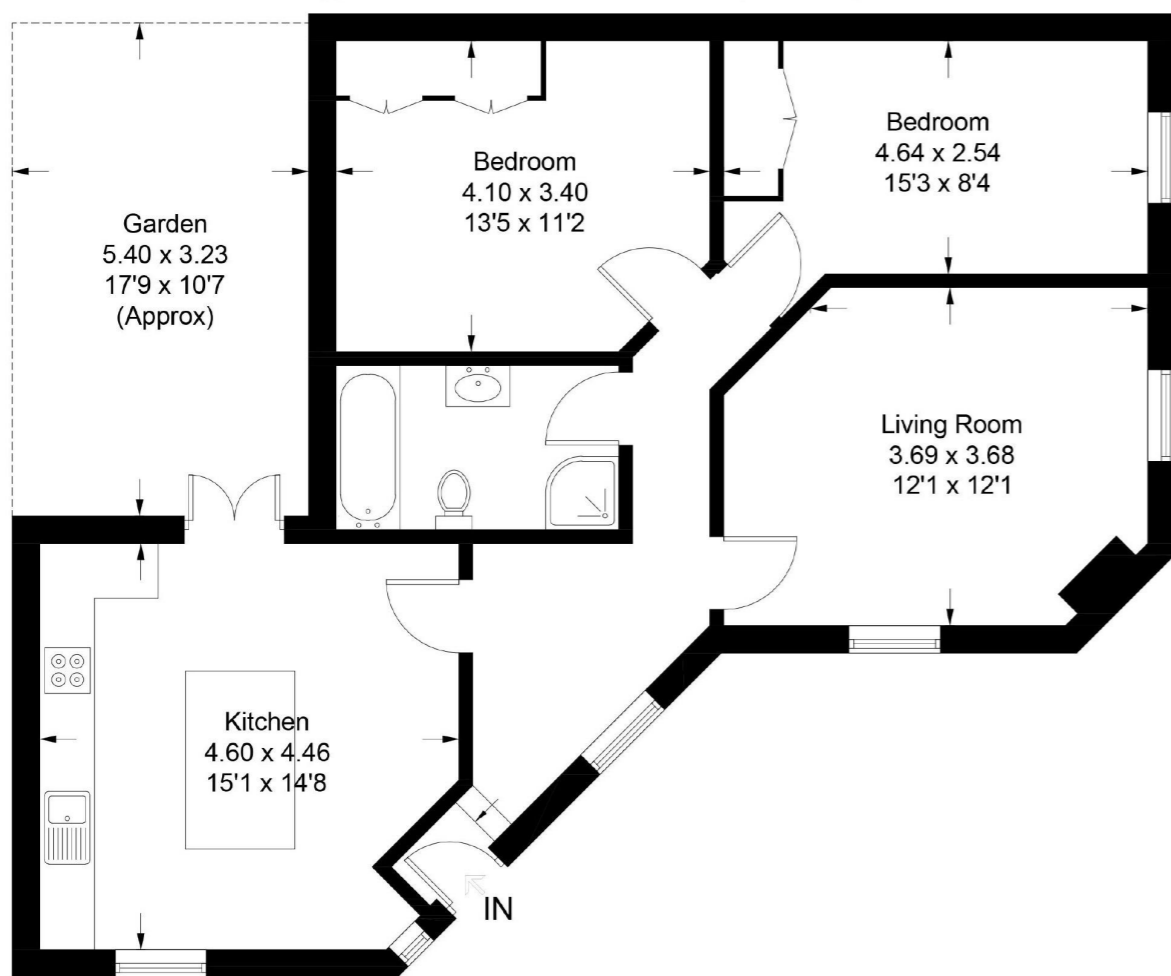


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Petts Wood, Orpington, BR5

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID645635)

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 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



Viewing by appointment with our Petts Wood Office - 01689 606666

## 198a Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LG Offers Over £328,000 Leasehold

- First Floor Maisonette
- Two Double Bedrooms
- Breakfast Kitchen
- Private Entrance Door
- Opposite Station Square
- Double Aspect Lounge
- Bathroom with Shower
- Outside Roof Terrace

## 198a Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LG

RECENTLY EXTENDED LEASE 2023 to 2194. This first floor level apartment occupies a central location in the heart of Petts Wood, ideal for good transport links and Petts Wood mainline station just a few minutes' walk away. There is also an abundance of nearby independently owned delicatessens or fresh produce, cafes for a take out cappuccino, plus an array of restaurants and larger high street stores to suit all tastes. The bright and airy accommodation comprises two double bedrooms, a spacious double aspect lounge, generous kitchen with large breakfast island and bathroom offering a separate shower cubicle. The property benefits from EXTENDED LEASE, gas central heating, double glazed windows, access to a private roof terrace/ out door space, spacious landing via a private entrance door and CHAIN FREE possession. For further information about this property, please call PROCTORS - Petts Wood.

### Location

The property is opposite Station Square, just a few minutes away from Petts Wood mainline station, good transport links, nearby reputable schools, plus an array of independent shops, restaurants, delicatessens and larger high street stores.



### Ground Floor

#### Entrance Hall

Private entrance to side, inner stairs leading up to accommodation..

#### First Floor

#### Landing

Double glazed window to front, radiator, access to loft, high level meter cupboard.

#### Lounge

3.69m x 3.68m (12' 1" x 12' 1") A bright double aspect room with double glazed window to front and side, fireplace surround, radiator.

#### Breakfast Kitchen

4.60m x 4.46m (15' 1" x 14' 8") Double glazed window to side, double glazed French doors to roof terrace, range of fitted wall and base cabinets, built-in electric oven, gas hob unit, Belfast sink, solid oak work surfaces, wall mounted

central heating boiler, extractor hood, concealed gas meter, plumbed for washing machine.

#### Bedroom One

4.10m x 3.40m (13' 5" x 11' 2") Double glazed window to rear, fitted wardrobes, desk unit, radiator.

#### Bedroom Two

4.64m x 2.54m (15' 3" x 8' 4") Double glazed window to front, fitted wardrobe, radiator.

#### Bathroom & Shower

3.03m x 1.77m (9' 11" x 5' 10") Double glazed window to rear, white suite comprising bath, W.C., hand wash basin on vanity unit, corner shower unit, chrome heated towel rail, ceramic tiled walls and floor.

### Outside

#### Private Roof Terrace

Private roof terrace/ outside

### Parking

Allocated pavement parking for one vehicle adjacent entrance door.

### Council Tax

Local Authority : Bromley  
Council Tax Band : C

### Additional Information

#### Tenure And Expenses

Term of Lease: 179 years (recently extended)  
Ground Rent: Peppercorn

Agents Note: Please be advised that the photo images included in the details were taken prior to the property being let out. The current tenants have requested their privacy during this time. Please note the interior is now subject to cosmetic updating and modernisation.

