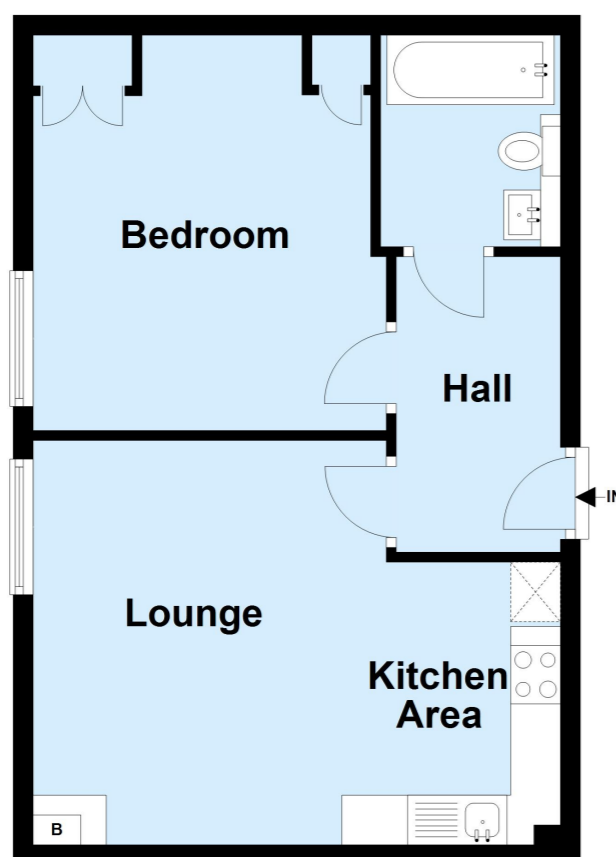




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Second Floor



This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

Apartment 11, 4 Bayheath House, Fairway, Petts Wood, Orpington, Kent, BR5 1FG

Guide Price £345,000 Leasehold

- Second Floor Level
- Double Bedroom
- Social Living Space
- Integrated Appliances
- Lift Service
- Bright & Spacious
- Quality Fitted Kitchen
- Secure Entry System

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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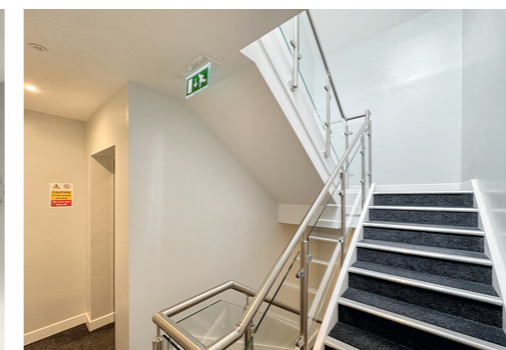


Apartment 11, 4 Bayheath House, Fairway, Petts Wood, Orpington, Kent, BR5 1FG

Offered for sale in pristine condition, this newly constructed second floor apartment is set within the desirable 'Bayheath House' development in the heart of Petts Wood. The bright and airy interior comprises a generous double bedroom, social living space of 5.28m by 4.07m, quality kitchen area with a full range of integrated appliances, open plan lounge/ TV area with large double glazed window adding light to the neutral interior, contemporary bathroom complete with a drench shower and spacious entrance hall. Additional benefits include a very secure entry system, electric window blinds against double glazed windows, quality kitchen appliances, quartz work surfaces, Herringbone luxury vinyl flooring, gas central heating by combination boiler, excellent energy performance, double wardrobe and fitted carpet to the bedroom. The property is centrally located just off Station Square within a few minutes' walk of the mainline station, a wealth of amenities just a stones throw away and open green spaces on your doorstep too. EXCLUSIVE TO PROCTORS.

Location

Bayheath House is situated in Fairway, just off Station Square.



Entrance Porch

Shared entrance with security entry phone.

Entrance Foyer

Stairs to all floor and lift service, residents mail boxes, security interior door.

Entrance Hall

Entrance door, quality Herringbone vinyl flooring, entry phone system, room thermostat, radiator, recessed ceiling lights.

Social Living Space

5.28m x 4.07m (17' 4" x 13' 4")

Lounge Area

Double glazed window to front, electric blinds, Herringbone vinyl flooring, TV hub, radiator, built in storage cupboard housing combination boiler, open plan to kitchen.

Kitchen

Range of matt grey wall and base cabinets, built in electric oven, induction hob set on quartz work surfaces, built-in eye level microwave oven, concealed extractor hood, inset sink unit with mixer tap, fluted drainer, integrated appliances to include fridge and freezer, dishwasher and washer/ dryer, pelmet lighting, recessed ceiling lights, extractor fan, built-in wine cooler. Herringbone vinyl flooring.

Double Bedroom

3.96m x 3.55m (into wardrobes) (13' 0" x 11' 8") Double glazed window to front, electric blinds, built-in double wardrobe with sliding doors, built-in storage cupboard, recessed ceiling lights.

Bathroom

2.12m x 1.69m (7' 0" x 5' 7") Contemporary white suite comprising bath with shower screen, rain forest shower, shower attachment, back to wall W.C, hand basin on vanity unit, chrome heated towel rail, display shelf with large recessed mirror, shavers point, recessed ceiling lights, extractor fan, ceramic tiled walls and flooring.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: C

Service Charges

Tenure: Leasehold
 Ground Rent: TBA
 Lease: TBA
 Maintenance Charge: £1,200.00 Per Annum (to be verified)

