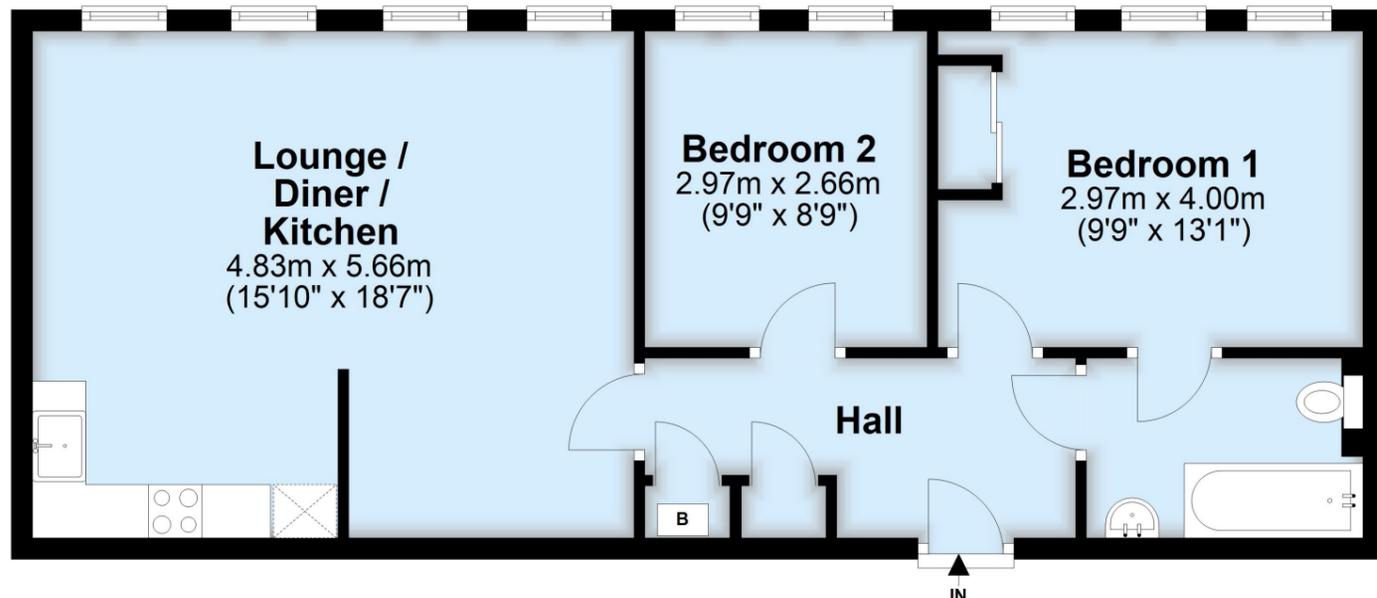


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)

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

Flat 19 Press House, Crest View Drive, Petts Wood, Orpington, Kent, BR5 1FE

**Guide Price £395,000 Leasehold**

- Gated Development
- Bright & Airy Interior
- Private Parking Bay
- Spacious Lounge/Diner
- Desirable Location
- Rear Facing Aspect
- Two Double Bedrooms
- Open Plan Kitchen



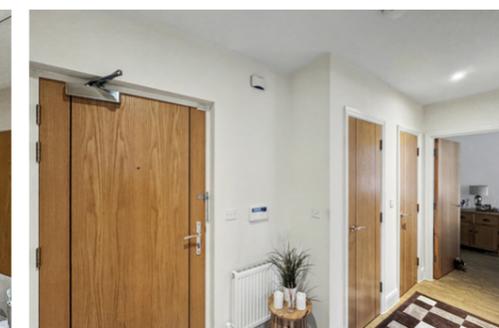
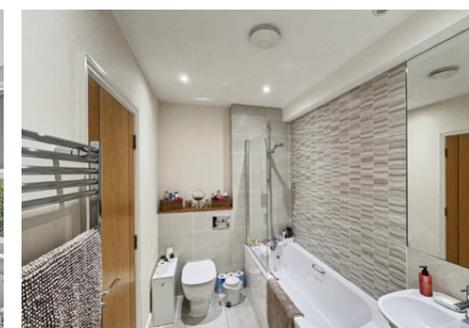
Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The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

## Flat 19 Press House, Crest View Drive, Petts Wood, Orpington, Kent , BR5 1FE

COMPETITIVELY PRICED APARTMENT. This luxury first floor apartment offers a rear facing aspect, set within a desirable gated development, just a few minutes' walk from Petts Wood mainline station, excellent transport links in Queensway and Station Square, plus an array of nearby independent shops and larger stores. A truly central position to be enjoyed! The bright and airy accommodation features a generous lounge and diner space with four sets of windows, an open plan contemporary kitchen, two double bedrooms, plus a modern bathroom with en-suite dual access. Benefits to note include a lift service for downsizing purpose, private parking bay to front elevation, electronic vehicular gate system, pedestrian gate, security entry phone, impeccable interior, hotel feel entrance foyer, double glazed windows, central heating by electric boiler and radiators, long lease and chain free occupation. **EXCLUSIVE TO PROCTORS.**

### Location

Press House is centrally located just off Queensway, within close proximity of Petts Wood Station, good transport links and town center for an array of amenities.



### GROUND FLOOR

#### Entrance Foyer

Electronic sliding door, security entry phone, lift service to all floors, visitors area, mail boxes.

### FIRST FLOOR

#### Entrance Hall

Solid entrance door, radiator, storage cupboard with central heating boiler, built-in cupboard housing electric boiler, entry phone, room thermostat.

#### Lounge/Diner

Four double glazed windows to rear aspect, radiator, recessed ceiling lights, fitted display shelves.

#### Open Plan Kitchen Area

Range of contemporary wall and base cabinets, built-in electric oven, electric hob set in work top, integrated fridge and freezer, integrated dishwasher and washing machine, inset sink unit with mixer tap, granite work tops, pelmet lighting, TV hubs, humidifier, air vent system.

#### Bedroom One

Three double glazed windows to rear aspect, fitted double wardrobe with sliding doors, radiator, humidifier unit, recessed ceiling lights.

#### Bedroom Two

Two double glazed windows to rear aspect, radiator, humidifier unit, radiator.

#### Bathroom with En-suite Dual Access

Bath with fitted shower mixer taps and glass screen, back to wall W.C, hand basin, chrome heated towel, wall mirror, ceramic tiled floor and walls, recessed ceiling lights, extractor unit.

### OUTSIDE

#### Outside

Communal gardens, electronic vehicular gate, pedestrian gate.

#### Parking

Allocated parking space for this apartment.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: D

#### Tenure - Leasehold

Lease: 999 years from 1st January 2016  
Ground Rent: £350.00 PA for the first 25 years  
Ground Rent Review: The ground rent doubles every 25 years up to the fourth 25 years. Then £5,600.00 PA for the remainder of the term.  
Service Charge: £581.89 Per Quarter. 1st October - 31st December 2025 includes the building insurance.

