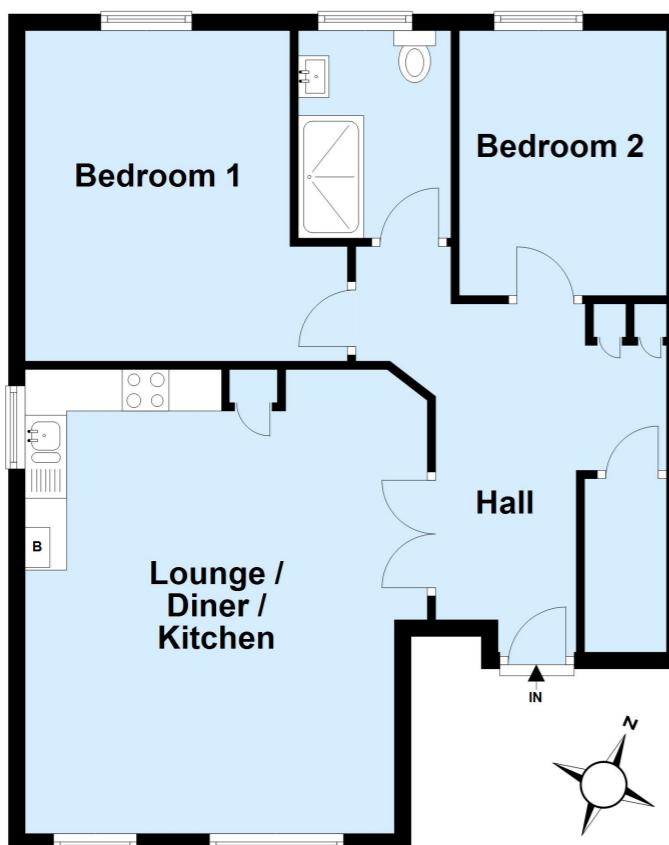


Ground Floor

Approx. 67.0 sq. metres (721.7 sq. feet)



Total area: approx. 67.0 sq. metres (721.7 sq. feet)

This plan is for general layout guidance and may not be to scale.

Plan produced using PlanUp.

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 www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 1, 1b Adams House, West Way, Petts Wood, Orpington, Kent, BR5 1LN

Guide Price £425,000 Leasehold

- Ground Floor Level
- Gated Development
- Private Parking Space
- Open Plan Living
- Quality Apartment
- Just Six Units
- Two Double Bedrooms
- Re-modelled Shower Room

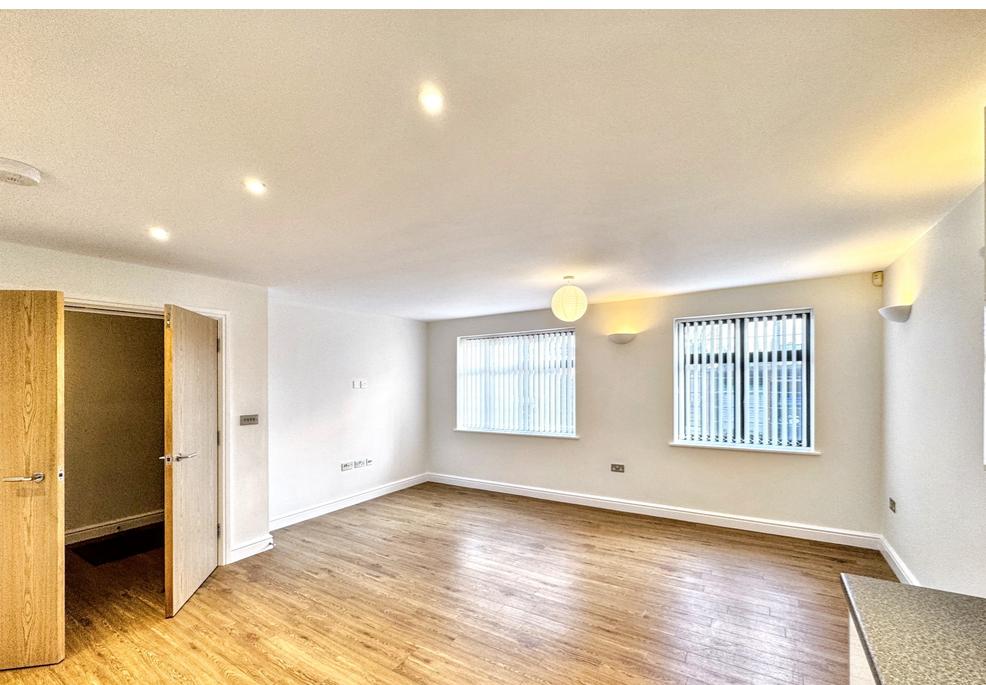
Flat 1, 1b Adams House, West Way, Petts Wood, Orpington, Kent, BR5 1LN

We are pleased to offer for sale this 2010 built ground floor apartment set within a small gated development, just two minutes' walk from Petts Wood mainline station. The property features a secure private parking space, a well presented interior, under floor gas central heating and CHAIN-FREE possession. The property comprises two double bedrooms, a generous social living space, an open plan kitchen, spacious entrance hall with storage and a fully re-modelled shower room. Additional benefits include double glazed character windows, luxury vinyl flooring, neutral interior, security car and pedestrian entrance gates, integrated kitchen appliances plus a brand new microwave oven, newly replaced Worcester boiler, to name a few. You will find every amenity available to you at your finger tips, boasting many independent shops, deli's, larger stores, plus additional transport links in Station Square serving Bromley, Chislehurst and Orpington. The perfect opportunity for a first time buyer, a buy-to-let investor or buyer looking to downsize for mobility purpose.

EXCLUSIVE TO PROCTORS.

Location

Adams House is set back off West Way, which is just off Station Square.



Entrance Porch

Communal entrance hall serving just five apartments. Security entrance via porch door and gated front.

Entrance Hall

3.50m x 2.81m (11' 6" x 9' 3") Solid entrance door, Videx intercom system, room thermostat, luxury vinyl flooring with under floor heating, deep under stairs cupboard with light and circuit breaker, double feature doors to living area.

Social Living Space

5.43m x 4.96m (17' 10" x 16' 3")

Lounge Area

Two double glazed windows to front elevation with window blinds, luxury flooring with underfloor heating, TV wall hub, wall lights, open plan to kitchen area.

Kitchen Area

Double glazed window to side with window blinds, range of gloss cream wall and base cabinets, built-in Neff electric oven, stainless steel gas hob set in work top, stainless steel splash back to extractor chimney, built-in eye level microwave oven, integrated fridge and freezer, integrated dishwasher and washer/dryer machine, one and a half bowl sink unit, concealed Worcester combination boiler (installed June 2025), recessed ceiling lights, luxury vinyl flooring with under floor heating, room thermostat.

Bedroom One

4.06m x 3.03m (13' 4" x 10' 0") Double glazed window to rear with window blinds, TV point, cable point, fitted carpet with under floor heating, room thermostat.

Bedroom Two

3.00m x 2.40m (9' 10" x 7' 10") Double glazed window to rear, vertical blinds, room thermostat, fitted carpet with under floor heating.

Re-Fitted Shower Room

2.53m x 1.61m (8' 4" x 5' 3") Double glazed window to rear, vertical blinds, re-modelled contemporary white suite comprising large open walk in shower with rainforest and spray attachments, glass side screens, hand basin on gloss white vanity unit, W.C, LED wall mirror, chrome heated towel rail, extractor fan, ceramic tiled floor and walls, under floor heating, recessed ceiling lights.

OUTSIDE

Outside

Block paved frontage, wrought iron gating with mature border shrubs, electric opening pedestrian and sliding vehicle gate for access. Exterior gas and electric meters.

Parking

Private parking space available via remote vehicular access gate.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: C

Tenure

Leasehold: 125 years from 2010
 Ground Rent: £200.00 pa
 Service Charges: £148.12 per month for 2024/2025
 Year (ending April 2025)