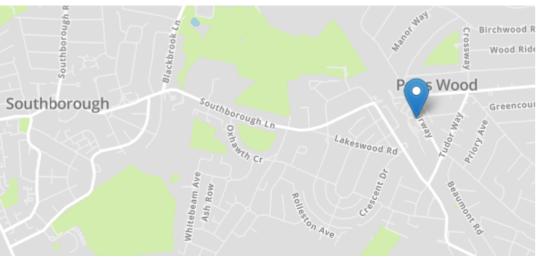
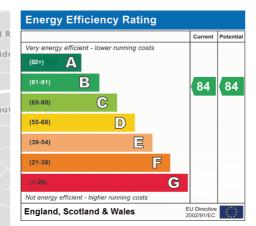
Petts Wood Office

📀 1, Fairway, Petts Wood, BR5 1EF

01689 606666

pettswood@proctors.london





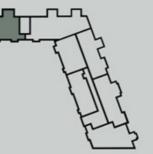
PROCTORS

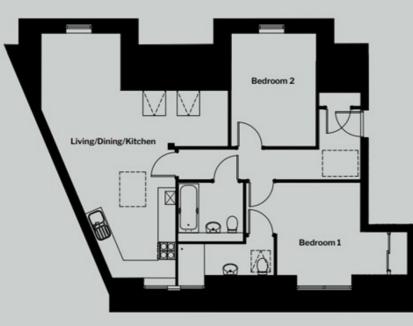
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Apartment C8	2 bedrooms		
	6.5m x 6.6m	21ft 4 x 21ft 8	
Bedroom 1	3.9m x 3.2m	12ft 10 x 10ft 6	
Bedroom 2	3m x 3.9m	9ft 10 x 12ft 10	



Third Floor





No equipment, circuits or fittings have been tested. These particulars are made without res gents 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. t 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 mploy Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please isit our website – www.proctors.london



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- pettswood@proctors.london





Viewing by appointment with our Petts Wood Office - 01689 606666

Apartment 8, 27 Cardinal House, Station Square, Petts Wood, Orpington, Kent, BR5 1FH

£450,000 Leasehold

۲	Station Square Location	۲	2
	Social Living Space]
	Third Floor Level]
	Ensuite Shower Room		(

www.proctors.london





- Two Double Bedrooms
- New Apartment
- Minute to Mainline
- Chain Free Availability



Covering: Anerley | Beckenham | Bickley | Bromley | Chislehurst Hayes | Orpington | Park Langley | Petts Wood | Shirley | West Wickham

Apartment 8, 27 Cardinal House, Station Square, Petts Wood, Orpington, Kent, BR5 1FH

This third floor luxury apartment is situated in the heart of Station Square, Petts Wood. The accommodation features light and airy rooms comprising two double bedrooms, an impressive social living space, fully integrated kitchen and bathroom with rain forest shower. Benefits include all new kitchen appliances, gas central heating by combination boiler, double glazed windows, secure entry system, quality flooring, modern recessed lighting, bright and neutral interior, popular social living space open to to kitchen, fitted window blinds and large utility cupboard housing a washer dryer. Total area 78.85 sq mtrs (848.7 sq ft) parking space. Situated in Station Square, you will find every amenity right on your doorstep. There is a vast range of independent stores for delicious and fresh produce, larger stores like Sainsbury's and Morrison's plus an array of coffee shops and quality restaurants. Petts Wood southeastern service serves five mainline London stations plus Canary Wharf via Lewisham. AVAILABLE TO VIEW NOW

Location

Station Square Petts Wood





GROUND FLOOR

Entrance Porch

Communal entrance door with secure entry phone systems, stairs General to third floor.

THIRD FLOOR

Entrance Hall

Social Living Space 6.5m x 6.6m (21' 4" x 21' 8")

Kitchen Area

Bedroom One 3.9m x 3.2m (12' 10" x 10' 6")

En-suite Shower Room

Bedroom Two 3.0m x 3.9m (9' 10" x 12' 10")

Bathroom

Parking Parking Space Available.

ADDITIONAL INFORMATION

Council Tax Local Authority: Bromley Council Tax Band: E

Lease Term: 999 years from and including 1st January 2022

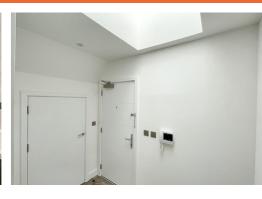
Ground Rent: Peppercorn Service/ Maintenance Charge: £1.695.68

Amtico wood effect vinyl flooring to main living areas LED spotlights throughout Satin chrome sockets to kitchen/living & bathroom areas Video door entry system Wired for Sky Q (subject to contract) Fibre broadband 9 Year warranty

Kitchen Krieder bespoke kitchen with soft-close drawers and doors Ceasarstone quartz worktop with upstands full-height splashbacks Integrated LED pelmet lighting Smeg built-in single fan oven in stainless steel Smeg straight edge glass ceramic hob with touch controls Smeg built-in microwave with grill (stainless steel) Smeg integrated 70/30 fridge







freezer Smeg slimline integrated dishwasher Smeg washer/dryer in utility cupboard or integrated Caple undercounter slimlline wine cabinet

Bathroom/En-Suites Vado notion chrome bathroom taps and fittings Square rain shower head Fully tiled (Porcelanosa tiles) Wall-hung hand wash basin with vanity unit Back to wall WC with square chrome flush plate Chrome heated towel rails Large feature mirror

Bedrooms Luxury carpets to bedrooms Krieder bespoke built-in wardrobes to master bedroom