



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



Apartment C8	2 bedrooms	
Living/Dining/Kitchen	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**



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**

- 📍 Station Square Location
- 📍 Social Living Space
- 📍 Third Floor Level
- 📍 Ensuite Shower Room
- 📍 Two Double Bedrooms
- 📍 New Apartment
- 📍 Minute to Mainline
- 📍 Chain Free Availability

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 at www.proctors.london





## 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 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 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

### General

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 slimline 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