

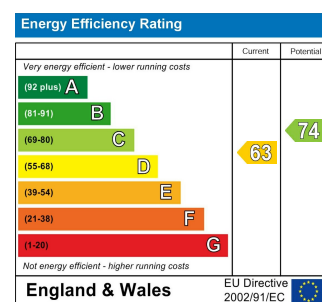


3A Chatsworth Parade, Petts Wood, Kent, BR5 1DF

LEASEHOLD

ASKING PRICE £310,000

Located in the heart of vibrant Petts Wood with near immediate access to Petts Wood Mainline Station, Edmund are delighted to offer this stunning, split level flat. The property features a wonderful open plan and bright lounge diner, along with a separate modern fitted kitchen. On the second floor there two double bedrooms, with the master measuring an impressive 17'10 in length and completing this floor is a large well presented bathroom with a modern suite. A viewing comes highly recommended, especially to first time buyers and buy to let investors looking for the centralized location of this excellent property has to offer.



- **STUNNING SPLIT LEVEL APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **90 YEAR LEASE**
- **GROUND RENT £200 (REVIEWED YEARLY)**

- **CENTRALLY LOCATED FOR LOCAL AMENITIES**
- **FIRST FLOOR BATHROOM**
- **COUNCIL TAX BAND C**
- **SERVICE CHARGE £810.37 (REVIEWED YEARLY)**

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FRONT

Front terrace area leading up to a multi lever composite front door with access into:

HALLWAY

Understairs storage cupboard, double radiator and fitted carpet.

KITCHEN 10'9 x 7'6 (3.28m x 2.29m)

Double glazed windows to front. Fitted kitchen with a range of wall and base units with complementing roll top work surfaces. Stainless steel sink with mixer taps and drainer to side. Built in electric oven with four burner electric hob and fitted extractor over. Space and plumbing for washing machine. Wall mounted Potterton boiler, radiator, part tiled walls and lino flooring.

LOUNGE 17'2 x 13'11 (5.23m x 4.24m)

Double glazed triple windows to front. Feature fireplace, radiator and fitted carpet.

BEDROOM ONE 17'2 x 10'10 (5.23m x 3.30m)

Double glazed triple windows to front. Built in storage cupboard, double radiator and fitted carpet.

BEDROOM TWO 10'9 x 8'9 (3.28m x 2.67m)

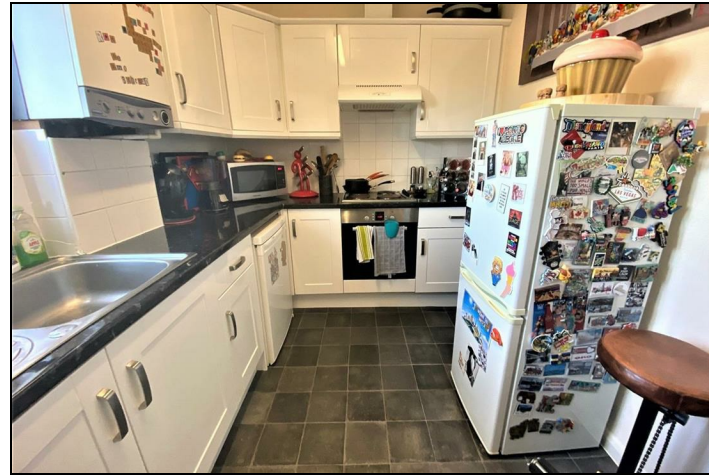
Double glazed windows to rear. Double radiator and fitted carpet.

BATHROOM

Double glazed windows to rear. Three piece suite comprising a tile enclosed bath with mixer tap, shower attachment and glass screen. Pedestal wash hand basin and low level WC. Large built in airing cupboard, wall mounted heated towel rail, extractor fan and tiled walls and floor.

DIRECTIONS

From Station Square, BR5 1NA turn right to stay on Station Square and continue on to Fairway. Turn right onto Tudor Way and then at the roundabout take the 3rd exit onto Queensway and Chatsworth Parade is on the right hand side.



GROUND FLOOR

1ST FLOOR

