



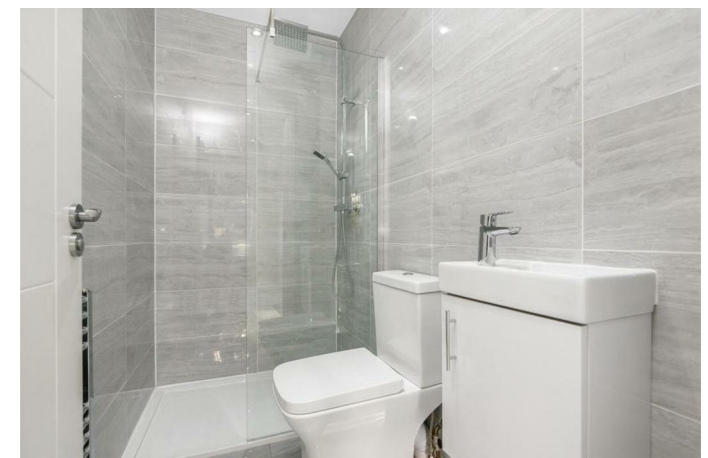
Flat 1 Villa May Lakeswood Road, Petts Wood, Kent, BR5 1BJ  
£395,000

Flat 1 Villa May Lakeswood Road,  
Petts Wood, Kent, BR5 1BJ

- Contemporary Modern Luxury Apartment
- 2 Double Bedrooms Plus En-Suite to Master
- Family Bathroom
- Open Plan Lounge/Kitchen With integrated High Gloss Kitchen
- Private Garden and Parking Space
- Excellent Location Close to Petts Wood Station



A contemporary modern luxury ground floor apartment set in the heart of Petts Wood with excellent access to the amenities at Queensway and the mainline station, which offers fast and frequent services to Central London. The property features 2 double bedrooms, a master en-suite shower, family bathroom and a bright open plan lounge/kitchen for which there is access onto a private rear garden. Further benefits include side access, allocated parking space and no chain.

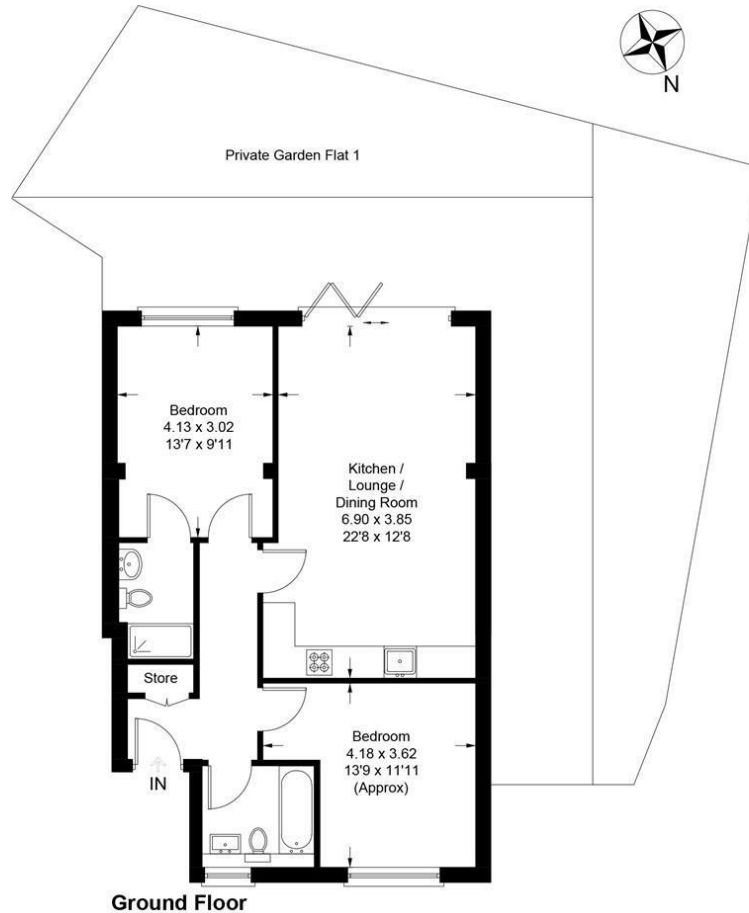


## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

# Lakes Wood Road, BR5

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



**IMPORTANT NOTES:**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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