



# TMS

## ESTATE AGENTS

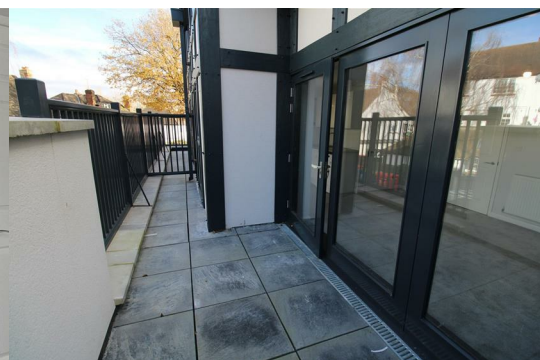


### 9 Station Square, Petts Wood, BR5 1LY

**£1,600 Per Month**



- 2 BEDROOM APARTMENT & PRIVATE TERRACE
- STATION SQUARE PETTS WOOD
- SPLIT LEVEL
- EPC - B / COUNCIL TAX - C
- CLOSE TO ALL LOCAL AMENITIES
- AVAILABLE IMMEDIATELY
- SOLAR PANELS & BIKE STORE
- UNFURNISHED / LONG TERM LET
- EASY ACCESS TO LONDON
- COMMUNAL TERRACE



AVAILABLE IMMEDIATELY ~ STATION SQUARE PETTS WOOD ~ 2 BEDROOM SPLIT LEVEL APARTMENT WITH PRIVATE TERRACE.

TMS ESTATE AGENTS are delighted to offer this fabulous apartment to the market.

This spacious split level home is presented to a high standard and enjoys its own private terrace from the lounge. The lounge and kitchen are open plan and you will find the kitchen furnished with full white goods. There are 2 double bedrooms and a shower room to the first floor. Other features include Solar panels, double glazing and electric heating.

The apartment enjoys a central location in Petts Wood Station Square close to the mainline station which means in just 30 minutes, you can be in central London The mainline rail station is right on your doorstep, offering frequent and fast services into London Victoria. The area is served by over 20 bus routes, providing regular services throughout the town, around the region and in-&-out of the capital. The town also benefits from excellent road links, sitting on the A232, five miles north of junction 4 of the M25 and with links to central London via the A21.

Other features include Solar panels, double glazing and electric heating. There is also a bike store and communal roof terrace.

This is a perfect home for a professional tenant, who may need space to work from home, it is offered on a long term let and is unfurnished. Sorry Pets are not allowed.

Council Tax Band - C / EPC - C / Deposit £1846.15 / Holding Deposit £369.23  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £48,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £57,600.

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

OPEN PLAN LOUNGE 15'1" x 10'9" (4.60 x 3.29)  
Open plan to kitchen, Bifold doors to terrace, carpet, electric radiator.

KITCHEN AREA 9'4" x 8'5" (2.86 x 2.57)  
Range of wall, drawer and base units, inset electric oven, gas hob and extractor dishwasher, washing machine and fridge freezer, vinyl flooring.

LANDING  
Double glazed Velux window and blind,, carpet to stairs and landing, storage cupboard, electric radiator.

BEDROOM 1 15'2" x 11'1" (4.64 x 3.40)  
Double glazed feature window, double glazed Velux window and blind , carpet, electric radiator.

BEDROOM 11'4" x 7'0" ( 3.47 x 2.15)  
Double glazed Velux window and blind, carpet, electric radiator.

SHOWER ROOM  
Double glazed Velux window and blind,, shower cubicle, pedestal wash hand basin, low flush W.C, heated towel rail, vinyl flooring

EXTERNAL

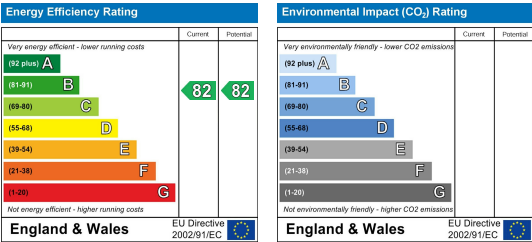
TERRACE  
Private Terrace

COMMUNAL BIKE STORE

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.