



Flat 3 Villa May Lakeswood Road, Petts Wood, Kent, BR5 1BJ  
£330,000

Flat 3 Villa May Lakeswood Road,  
Petts Wood, Kent, BR5 1BJ

- Stylish First Floor Apartment
- One Bedroom
- Open Plan Lounge into High Gloss Kitchen
- Modern Bathroom
- Excellent Location - Moments From Petts Wood Station
- Great First Time Buy



This is a recently converted apartment on Lakeswood Road, Petts Wood - a vibrant location perfect for those seeking a modern and convenient lifestyle. This first-floor apartment, set in a block of just 5 properties, boasts an open plan reception room with an integrated high gloss kitchen with room for a dining table. There is a double bedroom, and a well-appointed bathroom, making it an ideal space for first-time buyers or let investors.

Situated moments from Petts Wood station, commuting couldn't be easier, offering a seamless blend of city access and suburban tranquility. With parking available for one vehicle, convenience is truly at your doorstep.

This chain-free sale presents a fantastic opportunity to own a well-finished property in the sought-after area of Petts Wood. Don't miss out on the chance to make this apartment your own and enjoy all that it has to offer.

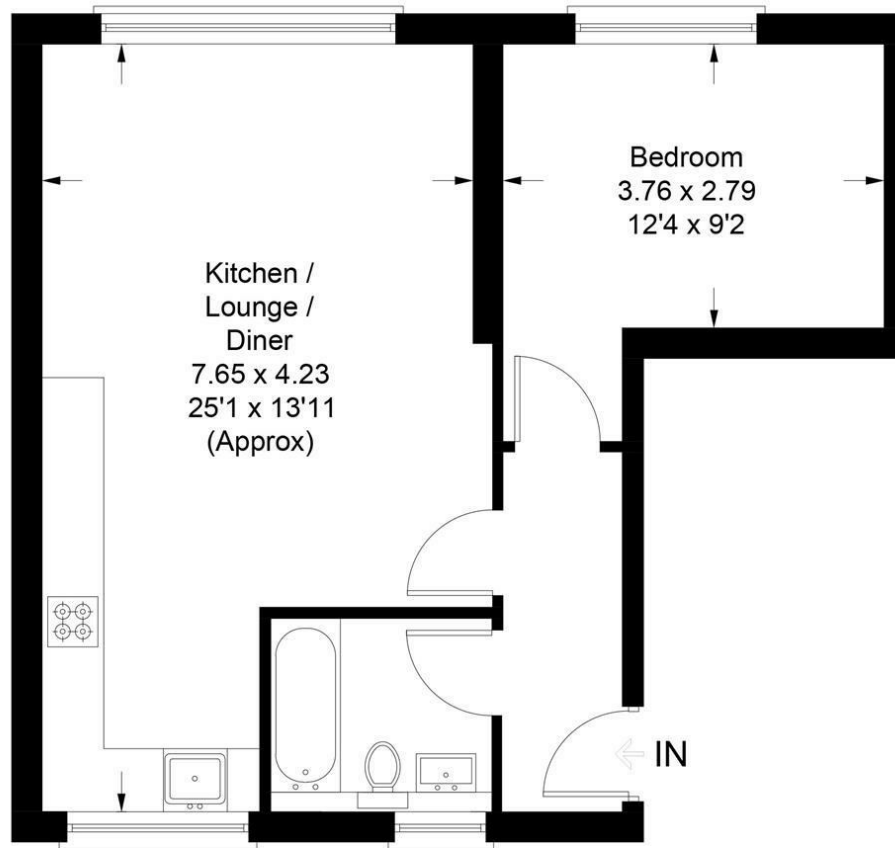
## Viewing

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 = 51.7 sq m / 556 sq ft



**First Floor**

**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) <b>A</b>		
(81-91) <b>B</b>	79	79
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

**01689 819991**

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