

# THOMAS BROWN

ESTATES



**19a Transmere Road, Petts Wood, BR5 1DT** **Asking Price: £315,000**

- 2 Bedroom First Floor Maisonette
- Private Rear Garden
- Well Located for Petts Wood High Street & Station
- Long Lease - 911 Years Remaining





## Property Description

Thomas Brown Estates are delighted to offer this first floor maisonette, ideally situated within easy walking distance of Petts Wood High Street and Station. Offered with a long lease of 911 years and benefitting from a private rear garden, this property presents an excellent opportunity for buyers to make their own.

The accommodation comprises external stairs leading to a private entrance hall, kitchen, lounge/dining room, two bedrooms and a shower room.

Externally, the property boasts a private rear garden - perfect for alfresco dining and outdoor entertaining - along with ample on road parking to the front.

Please note, the property does require refurbishment, including the installation of a central heating system (a gas supply is available). This has been reflected in the competitive asking price, making it ideal for buyers seeking to modernise to their own taste.

Transmere Road is superbly located for highly regarded local schools, shops, bus routes, and Petts Wood High Street, with Petts Wood mainline station just a short walk away - offering excellent transport links.

Early viewing is highly recommended to fully appreciate the potential, location, and long lease on offer. Please contact Thomas Brown Estates to arrange your appointment.



STAIRS TO FRONT DOOR

ENTRANCE HALL

Door to side, exposed floorboards.

LOUNGE

13' 07" x 10' 06" (4.14m x 3.2m) Gas fire, double glazed window to front, painted floorboards.

KITCHEN

7' 03" x 5' 11" (2.21m x 1.8m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to rear, parquet flooring.

BEDROOM 1

10' 06" x 9' 03" (3.2m x 2.82m) Fitted wardrobes, double glazed window to rear, exposed floorboards.

BEDROOM 2

9' 06" x 9' 0" (2.9m x 2.74m) Double glazed window to front, exposed floorboards, electric heater.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

FRONT

On road parking.

DOUBLE GLAZING

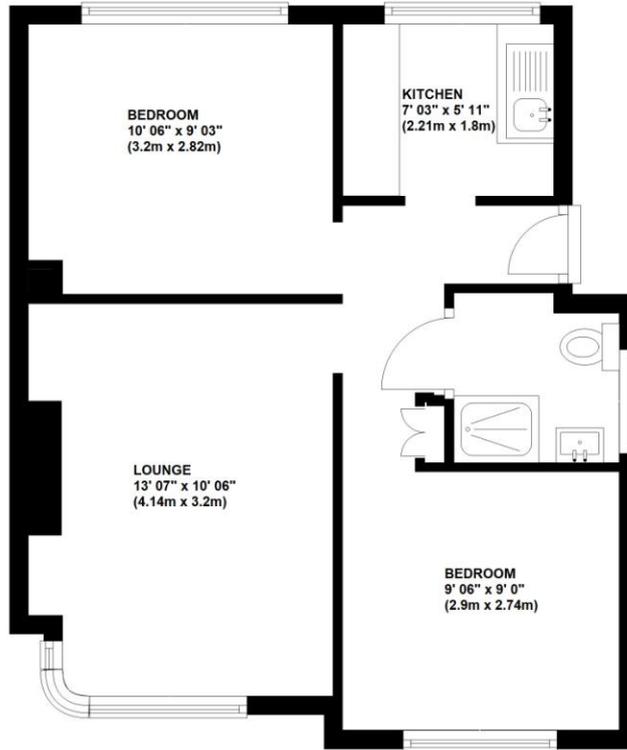
LEASEHOLD

911 years remaining.



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 43.1 sq. metres (463.5 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Leasehold – 911 years remaining (approx.)**

**Service Charge: none - As advised by vendor.**

**Ground Rent: £5 PA (£0.41 PM) - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 75        |
| (55-68) <b>D</b>                            | 53                         |           |
| (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<br>2002/91/EC |           |

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