

# THOMAS BROWN

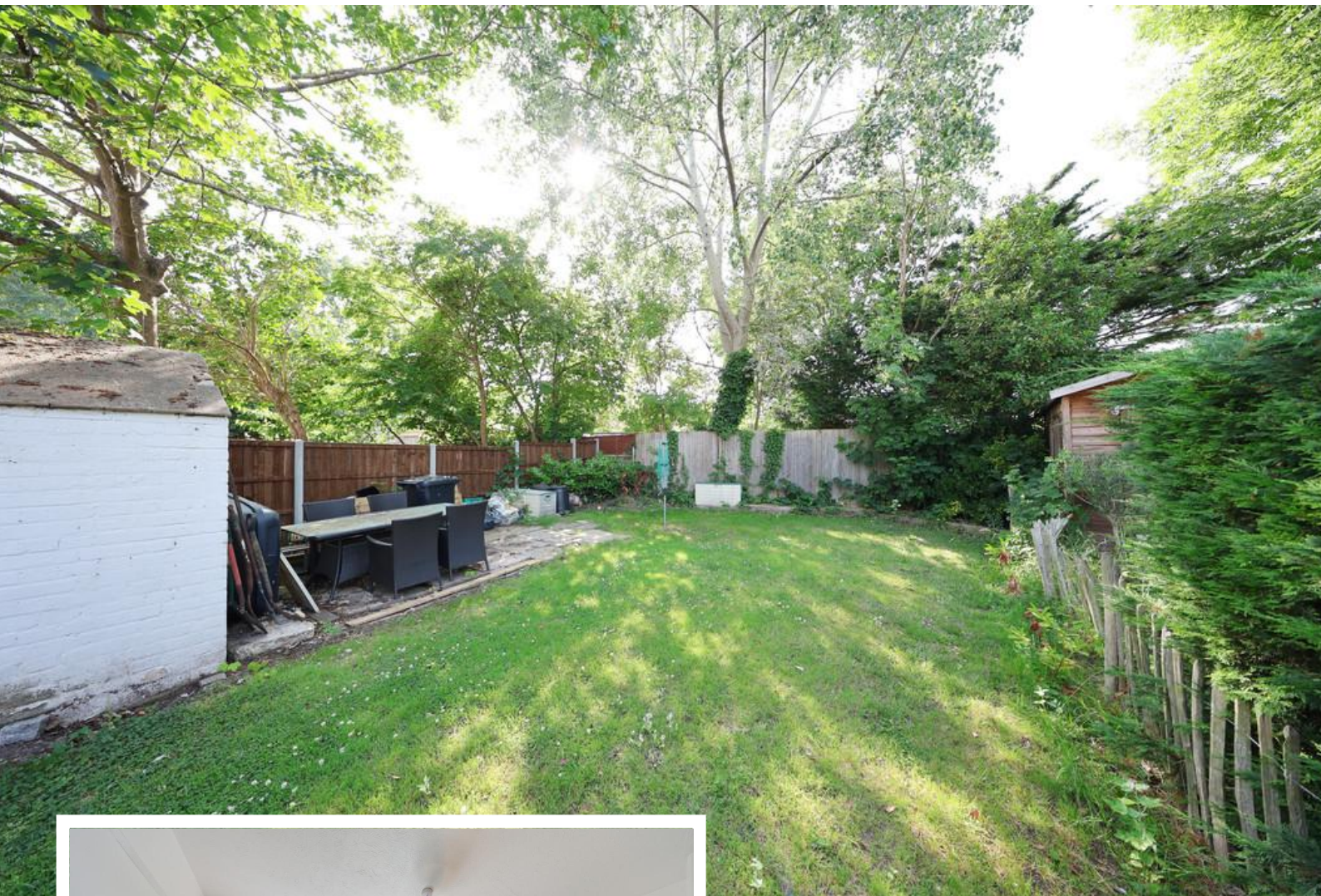
ESTATES



**45a Transmere Close, Petts Wood, BR5 1DX** **Asking Price: £315,000**

- Two Bedroom First Floor Maisonette
- Private Rear Garden, Quiet Close
- Walking Distance to Petts Wood Station
- Long Lease 116 Years (approx.)





## Property Description

Thomas Brown Estates are delighted to offer this two bedroom first floor maisonette, being offered to the market with no forward chain and ideally situated towards the end of a quiet close within easy walking distance of Petts Wood High Street and Station. Offered with a long lease of 116 years and benefitting from a larger than average 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 bathroom.

Externally, the property boasts a private rear garden - perfect for alfresco dining and outdoor entertaining - and there is on street parking to the front.

Transmere Close 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 location, and long lease on offer. Please contact Thomas Brown Estates to arrange your appointment.



#### FRONT

External stairs to side.

#### ENTRANCE HALL

Double glazed door to side, wood effect flooring, radiator.

#### LOUNGE/DINING ROOM

13' 7" x 10' 4" (4.14m x 3.15m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN

7' 2" x 5' 10" (2.18m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, double glazed window to rear, vinyl flooring.

#### BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

9' 5" x 8' 11" (2.87m x 2.72m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, wood effect flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

47' 0" x 28' 0" (14.33m x 8.53m) (measured at maximum) Patio area with rest laid to lawn, brick shed.

#### DOUBLE GLAZING

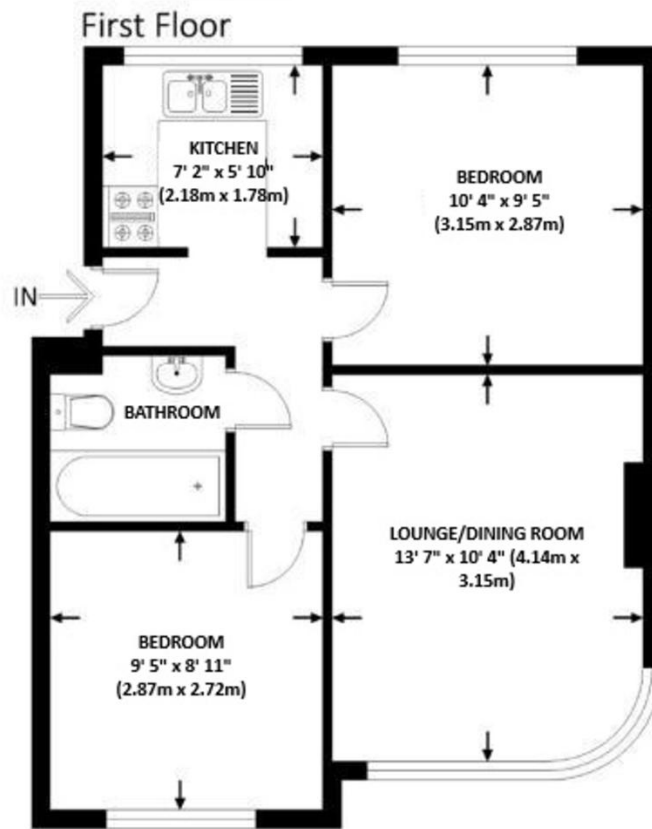
#### CENTRAL HEATING SYSTEM

#### LEASEHOLD

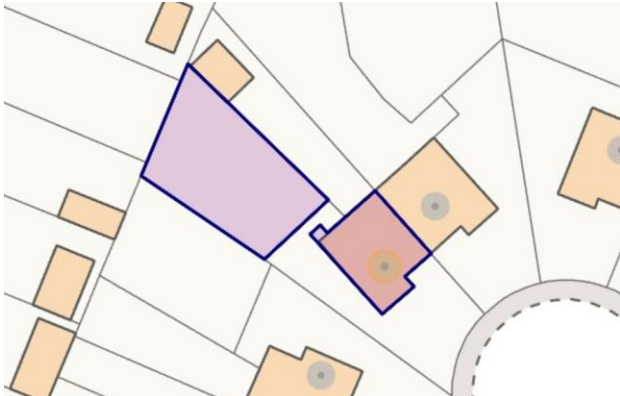
116 Years remaining (approx.)



Approximate Gross Internal Area  
41.1 sq m / 442.39 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**Council Tax Band: C**

**Tenure: Leasehold**

**Ground Rent: £250 per annum. Building Insurance: £237.44 per annum.**

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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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