

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	77

EU Directive 2002/91/EC



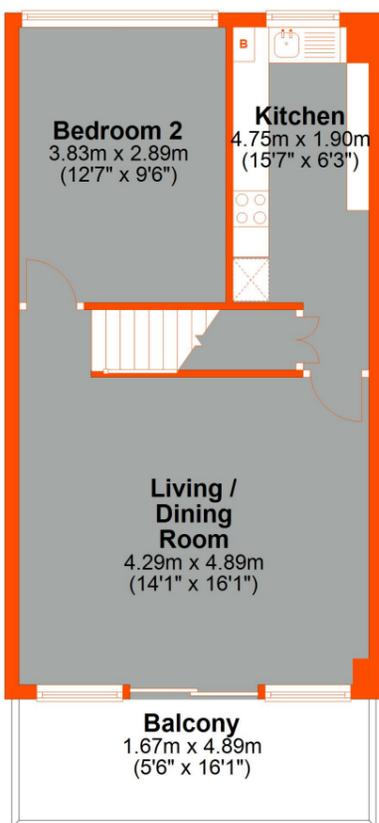
Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 142 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

Chain Free £320,000 Leasehold

- Split Level Purpose Built Flat.
- 16' 1" x 14' 1" Living/Dining Room.
- White Suite Bathroom.
- Vendors Prepared to Extend Lease.
- Two Double Bedrooms.
- Kitchen With Built in Appliances.
- Balcony Overlooking Attractive Grounds.
- Garage Included With The Flat.

First Floor
 Approx. 44.9 sq. metres (483.5 sq. feet)



Second Floor
 Approx. 23.8 sq. metres (255.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
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Flat 142 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

CHAIN FREE two double bedroom split level purpose built BALCONY flat, on the second and first floor and from the 16' 1" x 14' 1" living/dining room there are double glazed sliding patio doors leading to the WEST FACING 16' balcony, which overlooks the ATTRACTIVE, GATED and enclosed COMMUNAL GROUNDS with a lake. Off the living/dining room is the kitchen, appointed with cream fronted fitted units, granite work surfaces and various integrated kitchen appliances. Bedroom one has wood effect fitted wardrobes and the bathroom is appointed with a white suite and has a bath and tiled shower. Gas fired heating with radiators and double glazing. The development has a lift service and the attractive communal grounds are laid mainly to lawn with various trees and a seating area. The vendors are prepared to extend the current lease at the same time a sale is proceeding. A GARAGE is included with this flat.

Location

Fair Acres is at the bottom end of Barnhill Avenue. Bus services pass along Barnhill Avenue and Cameron Road with routes to Bromley High Street, which is about 1 mile away with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. There are shops in the precinct between Letchworth Drive and Fair Acres. Local schools include Ravensbourne Secondary and Pickhurst Infant and Juniors.



Second Floor

Entrance

Via entryphone and communal outer door with lift or staircase to second floor, carpeted communal landing to own front door on right

Hallway

Bin cupboard, cupboard housing water meter and consumer unit, staircase down to first floor

Bedroom 1

3.69m x 2.89m (12' 1" x 9' 6") Double glazed front window, double radiator, coving, double and two single wood effect fitted wardrobes

Bathroom

2.51m x 1.89m (8' 3" x 6' 2") High level double glazed front window, white suite of bath, concealed cistern low level w.c. and wash basin having a white double cupboard beneath, chrome ladder style radiator, tiled shower with a Mira Combiforce 415 shower, white shower tray and a door, tiled floor, tiled walls, shaver point

First Floor

Small Hallway

Entryphone handset

Bedroom 2

3.83m x 2.89m (12' 7" x 9' 6") Double glazed front window, double radiator, coving

Living/Dining Room

4.89m x 4.29m (16' 1" x 14' 1") Coving, double radiator, door to kitchen, double glazed sliding patio doors and windows to:

Balcony

4.89m x 1.67m (16' 1" x 5' 6") West facing balcony with a tiled floor overlooking the delightful communal grounds

Kitchen

4.75m x 1.90m (15' 7" x 6' 3") Double glazed front window, appointed with cream fronted fitted wall and base units and drawers, granite work surfaces, stainless steel sink with a chrome mixer tap and a drainer cut into the granite, wall mounted Worcester boiler, built in Neff four burner gas hob with a stainless steel extractor canopy above, Indesit electric stainless steel double oven, built in slimline Matsui dishwasher, Indesit washing machine and a fridge, coving, breakfast bar with radiator beneath, one wall tiled, tiled floor, double under stairs storage cupboard

Outside

Garage En Bloc

4.88m x 2.35m (16' 0" x 7' 9") Up and over door (Number 103)

Attractive Communal Gardens

Beautifully maintained, gated and enclosed grounds, laid mainly to lawn, with a lake, shrub borders and trees, paths and seating area

Additional Information

Flat Lease

99 Years from June 1967 - To Be Confirmed ADDITIONAL NOTE: THE VENDORS ARE PREPARED TO EXTEND THE LEASE OF THE FLAT AND GARAGE AT THE SAME TIME A SALE IS PROCEEDING WITH SOLICITORS. We await further details of the extended lease term and associated ground rent.

Garage Lease

99 Years from September 1967 - To Be Confirmed with a Ground Rent of £5 per annum

Maintenance

About £2,807.00 per annum June 2025 - June 2026 - To Be Confirmed

Flat Ground Rent

£60 per annum for the second 33 years of the lease term increasing to £90 for the remainder of the lease term - To Be Confirmed

Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage