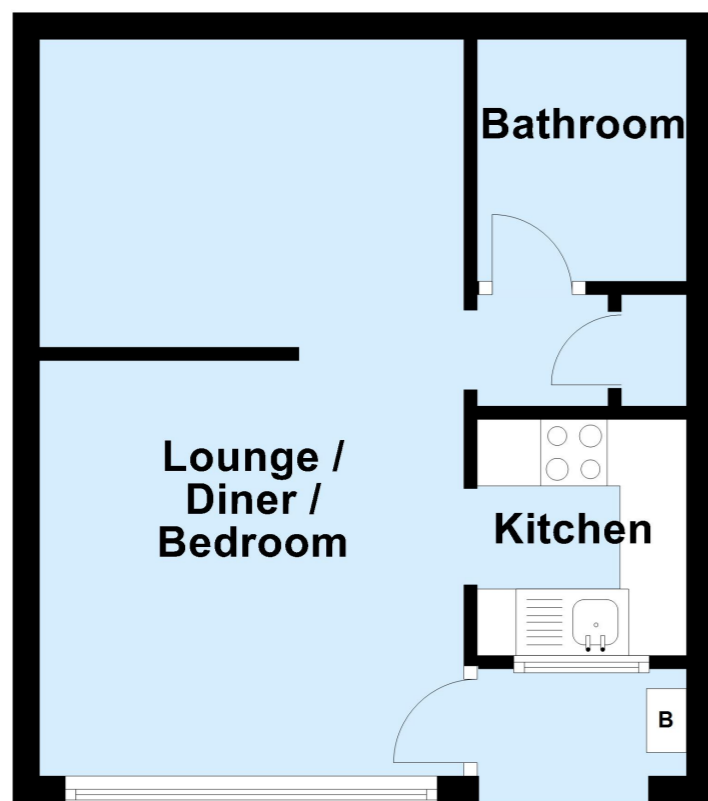


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 26.9 sq. metres (290.1 sq. feet)



Total area: approx. 26.9 sq. metres (290.1 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 106 Lemare Lodge, Fair Acres, Bromley, Kent, BR2 9BS

£215,000 Leasehold

- Spacious Studio Apartment
- Own Entrance Door
- Gas Central Heating
- Modern Bathroom
- Ground Floor Level
- Contemporary Kitchen
- Plantation Shutters
- Gated Development

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 fee free mortgage advice and MAP Limited 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 Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Flat 106 Lemare Lodge, Fair Acres, Bromley, Kent, BR2 9BS

A great opportunity to purchase a purpose built ground floor studio apartment situated within the popular 'Fair Acres' gated development amidst landscaped gardens, views across a picturesque lake and communal lawns. The property is located within easy walking distance of Bromley South station for a frequent services into Victoria and Thameslink service to the city. Bromley town centre for an array of amenities and entertaining venues, The Glades shopping mall, plus nearby transport links. The bright and airy interior comprises a spacious living area, partitioned bedroom area, contemporary kitchen, modern bathroom, own entrance porch and utility cupboard. Benefits to note include direct access to communal lawns and tranquil gardens, gas central heating by combination boiler situated in the porch cupboard, integrated appliances, desirable plantation shutters, fob based entrance gate, intercom service for the main building and no onward chain. To fully appreciate this perfect starter home, ideal investment property, or just downsizing, interior viewing comes highly recommended. Exclusive to Proctors.

Location

Fair Acres development is centrally located in the Bromley South area, within walking distance of Bromley South mainline station, the town centre, The Glades shopping centre and good transport links.



Main Entrance

Communal entrance door with intercom system.

Entrance Porch

Recessed porch with built in storage cupboard housing combination boiler.

Entrance

Entrance door leading into the main living area.

Studio Area

5.54m x 3.19m (18' 2" x 10' 6") Double glazed window to front with plantation shutters, two radiators, intermediate bookcase/ room divider, door to kitchen, modern flooring.

Kitchen

2.19m x 1.56m (7' 2" x 5' 1") Double glazed window to front,

fitted wall and base cabinets, built in electric oven, electric hob set on work top, extractor hood, single sink unit, integrated fridge, modern flooring.

Bathroom

1.80m x 1.57m (5' 11" x 5' 2") Modern white suite comprising 'P' shaped bath, shower attachment to drench shower head, shower screen, hand basin, W.C, chrome heated towel rail.

Utility Cupboard

Deep storage cupboard which is plumbed for a washing machine.

Outside

Picturesque communal landscaped gardens, mature

trees and shrubs, lawned areas, electronically operated side entrance gates to development. Main entrance has a secure entry phone system.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: A

Lease Details

TENURE: Leasehold - 137 years from 24th May 2007
 SERVICE CHARGE: £429.09 per quarter (approximately)
 GROUND RENT: £60.00 per Annum payable quarterly in advance. Next review in 2033 will increase to £90.00 per Annum

