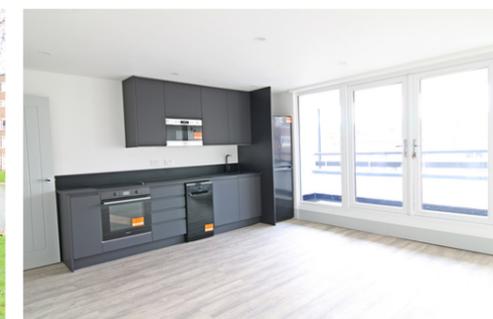
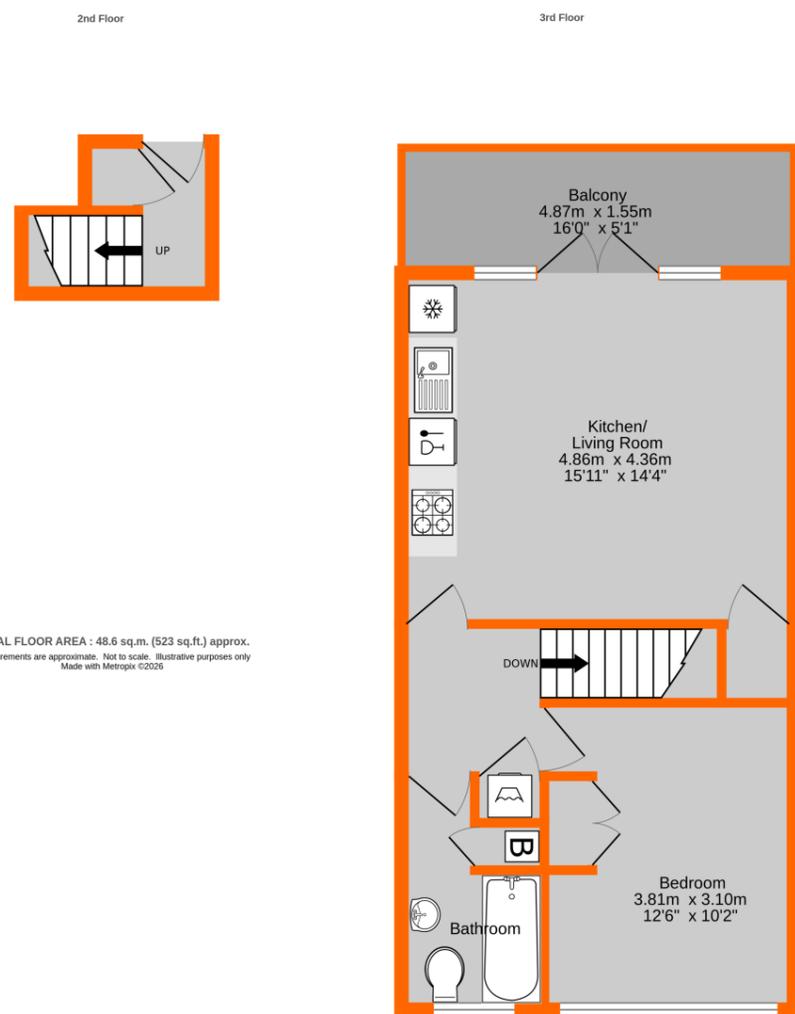


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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

Flat 151 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

Chain Free £220,000 Leasehold

- Split Level Purpose Built Flat.
- One Double Bedroom.
- White Suite Bathroom.
- About 1 Mile To Bromley High Street.
- Balcony overlooking Attractive Gardens.
- Kitchen with Appliances.
- 16' x 14' 4" Living/Dining Room.
- No Onward Chain.

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 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.
 For further details please visit our website - www.proctors.london



Flat 151 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

One bedroom split level flat in the popular Fairacres development being about one mile from Bromley Station and High street. Having an open plan kitchen/living room with charcoal units and drawers and appliances including Hotpoint electric oven and four ring gas hob, fridge/freezer and slimline dishwasher. Double glazed doors leading to the private balcony with excellent views over the attractive communal gardens and pond. Bedroom with fitted wardrobe and bathroom with white suite comprising of bath with rain shower over, sink with chrome mixer taps and two door cupboard beneath and low level wc. Gas central heating via radiators and the Ideal Exclusive boiler and double glazed throughout.

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

Two doors cupboard housing consumer unit, sensor light, steps to third floor

Third Floor

Living Room/Kitchen

4.87m x 4.37m (16' x 14' 4") Double glazed doors and windows to balcony, double radiator, deep storage cupboard, range of charcoal units and drawers with laminate work surface over, sink with drainer and mixer tap, slimline Hotpoint dishwasher, Hotpoint electric oven with four ring electric hob, Hotpoint integrated convection oven, Hotpoint fridge/freezer, wood effect laminate floor, entryphone system, door to:

Balcony

4.87m x 1.55m (16' x 5' 1") Overlooking attractive communal gardens and pond

Bedroom

3.81m x 3.10m (12' 6" x 10' 2") Double glazed window to rear, double radiator, two door fitted wardrobes

Hallway

Space/plumbing for washing machine

Bathroom

2.77m x 1.87m reducing to 0.82 m (2' 8") (9' 1" x 6' 2") Double glazed window to rear, white suite consisting of bath with rain shower and hand shower attachment, chrome mixer taps, low level w.c., sink with chrome mixer tap and two door cupboard beneath, chrome heated towel rail, cupboard housing the Ideal Exclusive boiler and gas meter, tiled walls and flooring

Outside

Communal Garden

Beautifully maintained enclosed communal gardens, laid mainly to lawn with an ornamental pond, shrub borders and trees, paths, large central lawn and various seating areas throughout the grounds

Additional Information

Lease

125 years from 1987 - (86 years remaining) - To Be Confirmed

Maintenance

£600.53 per quarter - 25th March 26 to 23rd June 2026 -To Be Confirmed

Ground Rent

£60 per year - 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.

