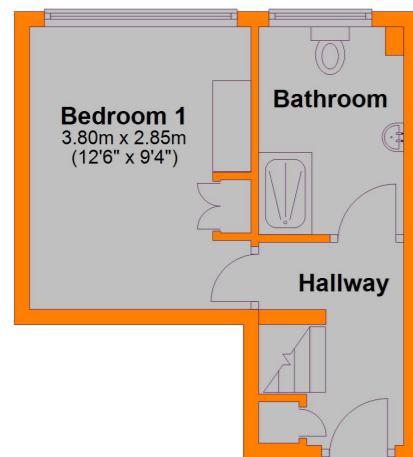


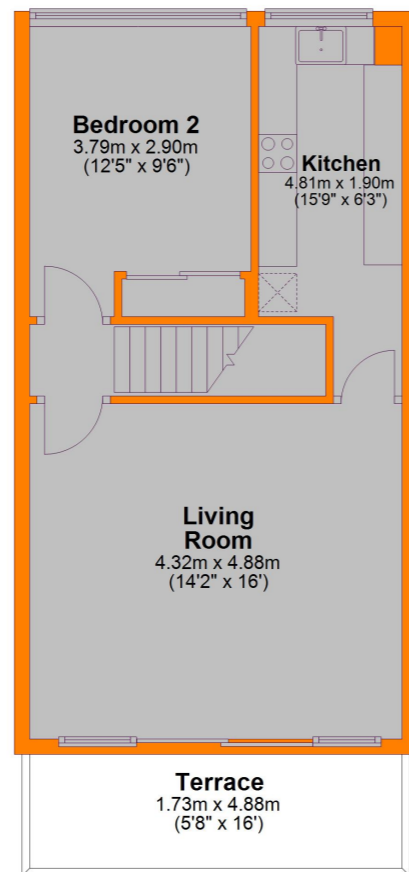
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Fifth Floor**



**Upper Floor**



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

Measurements are approximate. Not to scale.

Plan produced using PlanUp.



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

## Flat 200 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

### £290,000 Leasehold

- Two Double Bedrooms.
- Extended Lease.
- West Facing Terrace.
- White Suite Shower Room.
- 1 Mile Bromley High Street.
- Attractive Grounds With Lake.
- Double Glazing & Gas Central Heating.
- 16' x 14' 2" Living Room.

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.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)





## Flat 200 Lemare Lodge, Fair Acres, Bromley, Kent BR2 9BS

This delightful, bright and airy two double bedroom split level purpose built flat is situated on the fifth floor with impressive views to both front and rear of the the development. With a lift serving all floors, the property is situated on the top floor with a generous west facing terrace. Off the hallway is the main double bedroom and refitted shower room with white suite and Vaillant Combination boiler, stairs lead to the upper floor with an impressive 16' living room with sliding doors to the west facing terrace, which enjoys afternoon and evening sun. The kitchen offers a range of fitted birch base units and built in dishwasher, freestanding Zanussi electric oven with induction hob. The property enjoys far reaching views over the pretty communal gardens with various seating areas, communal lawn and ornamental lake. Bedroom two has a built in wardrobe, providing useful hanging and storage space. The flat has gas fired central heating with radiators via a combination boiler and all the rooms have double glazed windows. The communal hallway has recently been re-carpeted and redecorated to the entrance of the development. Bromley South Station is about 1 mile away and local shops can be found in Letchworth Drive, just a short walk away. This property is being sold with an extended lease and represents a fantastic opportunity to put your own stamp on a great flat in this iconic development.

### Location

Fair Acres is situated at the bottom end of Barnhill Avenue. Bus services pass along Barnhill Avenue and Cameron Road. Bromley High Street with The Glades shopping Centre and Bromley South station is about one mile away. There are shops in the precinct between Letchworth Drive and Fair Acres. Local schools include Ravensbourne Secondary and Pickhurst Infant and Juniors.



### Ground Floor

#### Entrance

Via communal outer door and lift or staircase to all floors, security entry phone system, own front door on the 5th floor

### Fifth Floor

#### Hallway

Meter cupboard with storage above

#### Bathroom

2.63m x 1.89m (8' 8" x 6' 2") Double glazed window to front, raised shower enclosure with chrome shower head and mixer tap, pedestal wash basin with chrome taps, low level w.c., chrome heated towel rail, cupboard housing the gas meter with Vaillant combination boiler above, tiled walls and laminate flooring

#### Bedroom 1

3.80m x 2.85m (12' 6" x 9' 4") Double glazed window to front with radiator beneath, built in storage cupboard with shelving and space for washing machine and tumble dryer beneath

### Upper Floor

#### Landing

doors to living room and to:

#### Bedroom 2

3.79m x 2.90m (12' 5" x 9' 6") Double glazed window to front, radiator beneath, built in wardrobe with three doors, one of which is mirrored having hanging space and storage

#### Living Room

4.88m x 4.32m (16' 0" x 14' 2") Bright and spacious room with double glazed sliding doors onto the west facing terrace, two tall column radiators to one wall

#### Terrace

4.88m x 1.73m (16' 0" x 5' 8") West facing terrace enjoying superb views over the well maintained communal gardens and beyond

#### Kitchen

4.81m x 1.90m (15' 9" x 6' 3") Double glazed window to front, range of fitted birch base units with laminate work surface over, white painted wall units with glass doors, single chrome sink with chrome mixer tap, Zanussi freestanding electric oven with induction hob above, Beko freestanding fridge freezer and built in slimline dishwasher

### Outside

#### Communal Gardens

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

### Additional Information

#### Lease

Extended lease of 131 years remaining.

#### Maintenance

£1979.24 - December 2023 to September 2024 (To Be Confirmed)

#### Ground Rent

£37.50 Per Quarter - For The Entire Term Of The Lease (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