



Handel Lodge, Fair Acres, Bromley, Kent BR2 9BL

Leasehold

£290,000

'Chain Free' Chelsea style TWO DOUBLE BEDROOM split-level flat on the ground and first floors offered to the market in EXCELLENT CONDITION. The property is located in the ever popular Fair Acres development which is within a short stroll of LOCAL SHOPS, GOOD SCHOOLS and Bromley Town centre with all the amenities it has to offer. The accommodation comprises two double bedrooms, MODERN FITTED KITCHEN with integrated appliances, REMODELLED BATHROOM with large shower cubicle and large lounge with PANORAMIC picture windows overlooking the lake and communal grounds. Additional benefits include double glazing, COMBINATION BOILER and INTEGRAL GARAGE with driveway providing OFF STREET PARKING.

Property Features

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- COMMUNAL GROUNDS WITH LAKE
- REMODELLED BATHROOM WITH SEPARATE DOUBLE SHOWER CUBICLE
- CLOSE TO CENTRAL BROMLEY
- LARGE LOUNGE
- GOOD LOCAL SCHOOLS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES

Property Description

ENTRANCE HALL

15' 6" x 6' 3" (4.72m x 1.91m) Max

Hardwood front door with opaque double glazed full height window to side. Radiator in cover, personal door to garage and hardwood flooring.

FAMILY BATHROOM

10' 0" x 6' 2" (3.05m x 1.88m)

Opaque high level double glazed window to rear, fully tiled walls and floor. Panel bath with shower mixer tap, low level WC and double shower cubicle with wall mounted thermostatic controls. Chrome ladder towel warmer, wash hand basin on vanity unit with mono bloc mixer tap and storage below, glass shelf and mirror above.

BEDROOM TWO

13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window and personal door to rear and radiator.

LANDING

BEDROOM ONE

Double glazed window to front and radiator.

LOUNGE/DINER

16' 0" x 13' 5" (4.88m x 4.09m)

Panoramic picture window to rear with central view overlooking the lake and secure communal grounds. Radiator, hardwood flooring, TV aerial and telephone points.

FITTED KITCHEN

16' 7" x 6' 2" (5.05m x 1.88m)

Double glazed window to front, radiator and tiled floor. Range of modern white wall and base units with work surfaces over and brushed steel returns, integrated four ring gas hob with electric oven below and pull out extractor hood over. Stainless steel sink with mixer tap and drainer, integrated fridge freezer and space with plumbing for dish washer.





INTEGRAL GARAGE & DRIVE

17' 0" x 9' 6" (5.18m x 2.9m)

Up and over door to front with full width window above, wood effect vinyl flooring and wall mounted Worcester combination boiler. Space and plumbing for washing machine, power, light and personal door to entrance hall. Private driveway providing off street parking.

COMMUNAL GROUNDS

Well maintained secure communal grounds with central lake, trees, mature shrub beds, laid lawn and seating areas.

LEASE & CHARGES

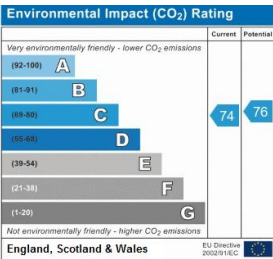
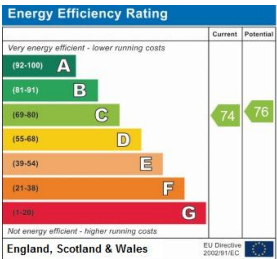
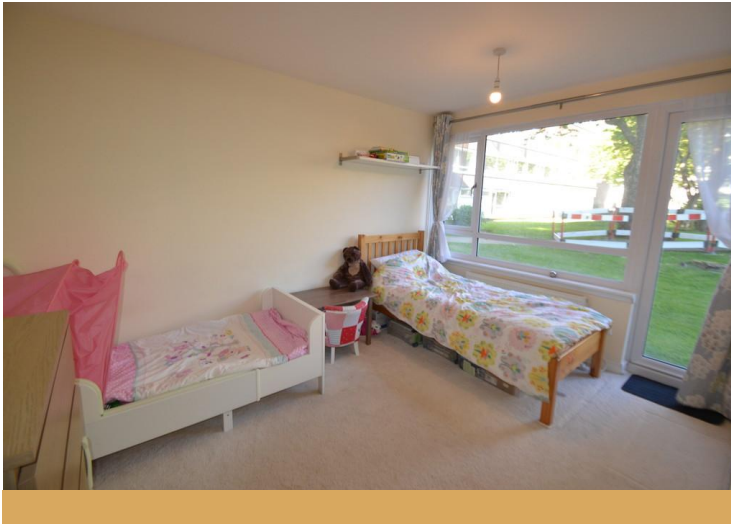
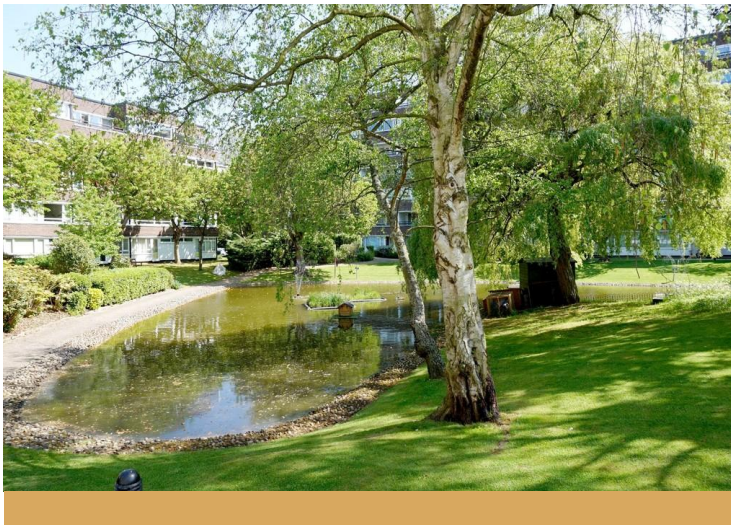
The property comes with an extended lease with 138 years remaining. The current charges are approximately £600.00 per quarter. It can be paid by monthly direct debit if preferred.

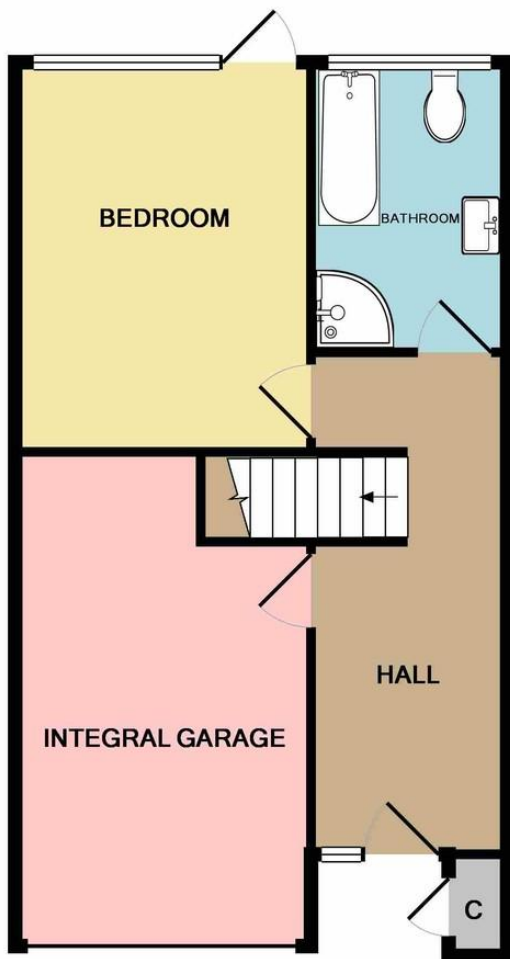
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 73sqm (Approx 786sqft)

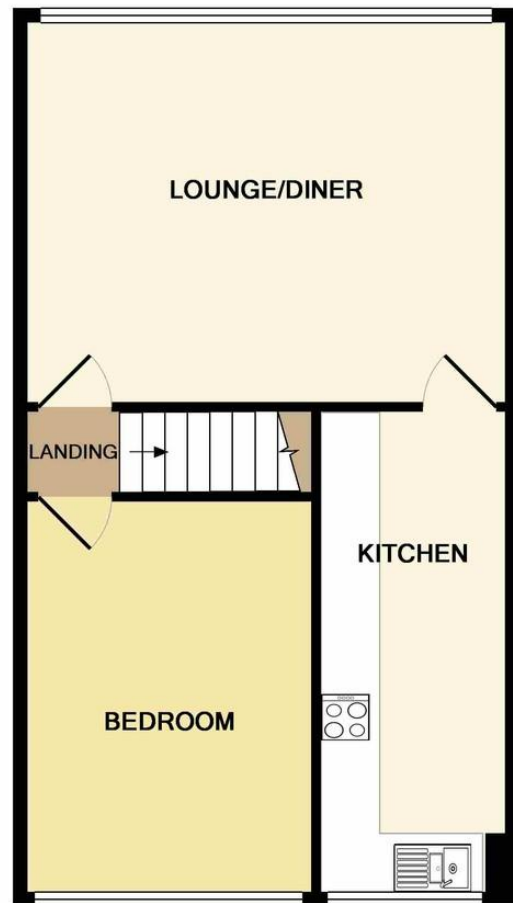
DIRECTIONS

From our office at the top of Westmoreland Road head towards Bromley Town Centre. Turn right into Pickhurst Park and follow the road into Barnhill Avenue, which in turn will lead into Fair Acres. Handel Lodge is in front of you.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority: Bromley London Borough Council

Council Tax Band: Band C

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.