Beckenham/Bromley

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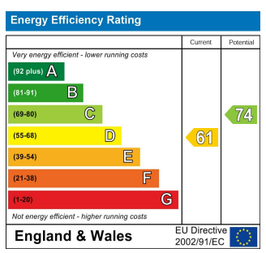




185 Elgar Lodge, Fair Acres, Bromley, Kent, BR2 9BP

LEASEHOLD **£210,000**

'Chain Free' one bedroom flat, with an extended 175 year lease, overlooking the secure communal grounds and lake in the Fair Acres development close to local shops, central Bromley & Bromley South mainline station as well as the 119 Bus route to East Croydon. The accommodation comprises 11'10 x 10'6 lounge, fitted kitchen, double bedroom, bathroom and new carpets.. The internal communal areas have all been refurbished to a high standard with new security cameras, carpets and windows. There is a secure entry fob operated system for access to the flats and communal grounds, permit parking, visitors parking and the flat is fully double glazed. Ideal for first time buyers and buy to let investors.



- **CHAIN FREE WITH 175 YEAR LEASE**
- **FITTED KITCHEN**
- **BATHROOM**
- **DOUBLE BEDROOM**
- **11' 10 X 10' 6 LOUNGE**
- **SECURE DEVELOPMENT**
- **PERMIT PARKING**
- **COMMUNAL GROUNDS WITH LAKE**

COMMUNAL ENTRANCE
Communal entrance with secure entry phone system, lifts and stairs to all floors.

ENTRANCE HALL
Newly installed hardwood fire door leads into entrance hall with wall mounted entry phone handset, radiator, new carpet and meter cupboard with electric consumer box.

LOUNGE 11'10" x 10'6" (3.61 x 3.2)
Double glazed window to rear with blinds and views over communal grounds and lake. Coving, radiator, Virgin Media and phone points, wall lights and new carpet.

FITTED KITCHEN 6'11" x 5'3" (2.11 x 1.6)
Double glazed window to rear, laminate flooring and wall mounted Worcester Bosch combination boiler. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap. Integrated brushed steel Stoves four ring gas hob with electric oven below and brushed steel extractor hood over and radiator.

BATHROOM 7'3" x 5'1" (2.21 x 1.55)
Opaque double glazed window to rear, part tiled walls and ceramic tiled floor. Panel bath with shower mixer tap, pedestal wash hand basin with mono bloc mixer tap and concealed cistern low level WC.

BEDROOM 12'0" x 10'6" (3.66 x 3.2)
Double glazed window to rear with blinds, radiator, built in storage cupboard and new carpet.

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

LEASE & CHARGES
The lease has been extended with circa 175 years remaining. The current charges are approximately £582 per quarter.

TOTAL FLOOR AREA
The internal area as per the Energy performance certificate is 36sqm (Approx 388sqft)

COUNCIL TAX BAND 'B'

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. Follow the road to the left or right and Elgar can be found at the back of Fair Acres.

