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Vaughan Lodge, Bromley, BR2 9BN

£300,000 Leasehold

Light and spacious 'Chain Free' two double bedroom split level apartment with fantastic views over the secure communal grounds and lake. The property, which benefits from an extended lease and garage en bloc with parking space to front, is located in the ever popular Fair Acres development close to local shops, schools and Bromley South Station & High Street. The accommodation was remodelled less than ten years ago and still has some warranties in place. There are two double bedrooms with fitted wardrobes, modern bathroom with 'P' bath, fitted kitchen with appliances and 16' x 13' lounge/diner with central views over the secure communal grounds and lake. Ideal apartment to move straight into.

COMMUNAL ENTRANCE

Secure entry phone system operated communal entrance with stairs and lift to all floors.

ENTRANCE HALL 14'1 x 3' (4.29m x 0.91m)

Modern hardwood fire door leads into entrance hall with wall mounted secure entry phone handset, storage cupboard with interior socket, wood effect flooring, radiator and 4'11 x 4'9 study/cloaks area.

BEDROOM TWO 13' x 9'6 (3.96m x 2.90m)

Triple glazed window to rear, coving, radiator and fitted double wardrobe with shelving to side.

FAMILY BATHROOM 9'8 x 6'2 (2.95m x 1.88m)

High level triple glazed window to rear, fully tiled walls and ceramic tiled floor. 'P' bath with shower mixer tap and screen, low level WC, pedestal wash hand basin with mono bloc mixer tap, glass shelf and mirrored bathroom cabinet above. Chrome ladder towel warmer, electric shaver point, storage and linen cupboards.

FITTED KITCHEN 16'4 x 6'2 (4.98m x 1.88m)

Triple glazed window to rear, coving, ceramic tiled floor, large under stair storage cupboard and wall mounted Vaillant combination boiler. Range of modern cream wall units with under lights, base units with Quartz effect work surfaces over and local tiling. Stainless steel sink with mixer tap and drainer, integrated four ring NEFF gas hob with electric oven below and extractor hood over, Zanussi washing machine and Beko slimline dish washer.

LOUNGE/DINER 16' x 13' (4.88m x 3.96m)

Triple glazed panoramic picture windows with a central view over the communal grounds and lake. Coving, radiator and wood effect flooring.

BEDROOM ONE 13'2 x 9'6 (4.01m x 2.90m)

Triple glazed window to rear, radiator and range of fitted wardrobes.

GARAGE EN BLOC

Garage en bloc with parking space in front, visible from the rear windows.

COMMUNAL GROUNDS

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

LEASE & CHARGES

The lease has been extended and has 131 years, as does the garage The current charges are approximately £216 per month, ground rent is £15 per quarter, ground rent for the garage is £10 per annum. Charges can be paid by monthly direct debit if preferred.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 74sqm (Approx. 796sqft)

COUNCIL TAX BAND 'C'

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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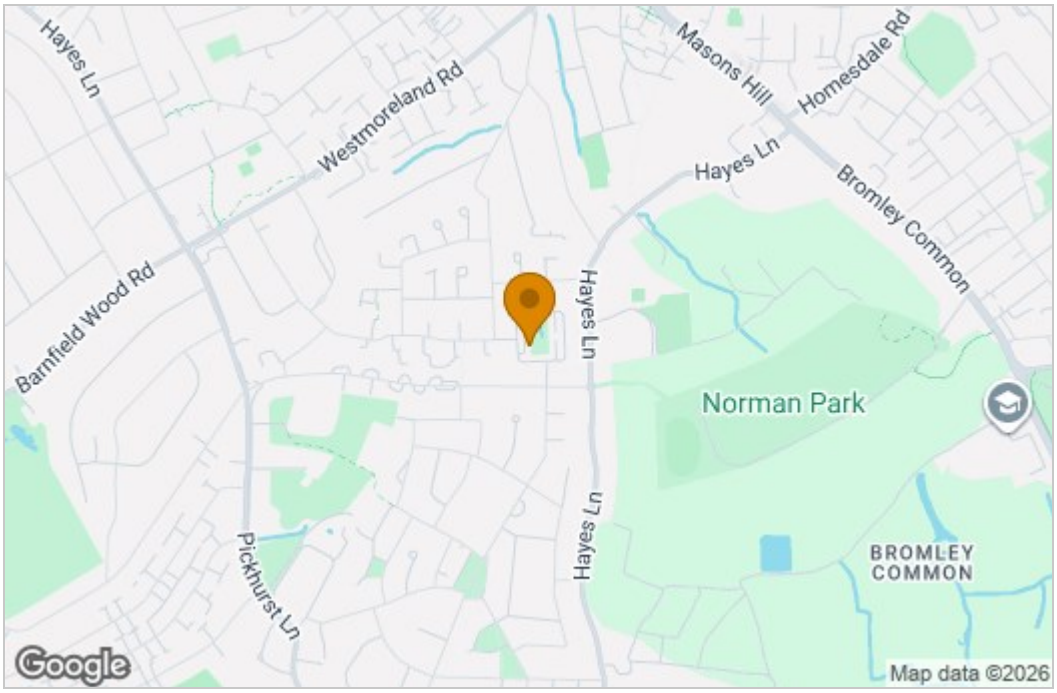
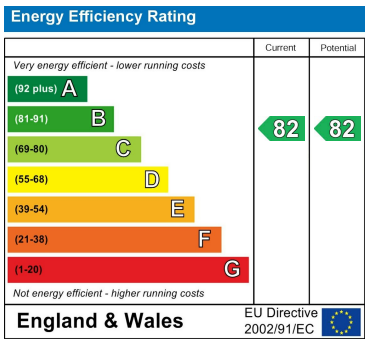
Area Map



Energy Efficiency Graph



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