

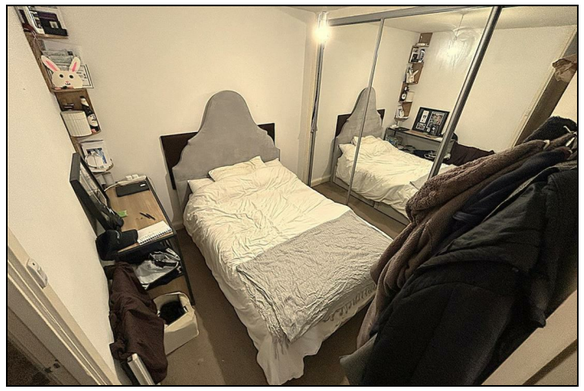









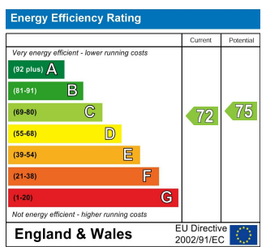

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T: 01689 819991

Lettings
T: 01689 850983



Flat 93, Elgar Lodge Fair Acres, Bromley, Kent, BR2 9BP

LEASEHOLD £160,000

'Chain Free' studio flat situated in Elgar Lodge within the ever popular Fair Acres development, offered with 129 year lease and looks out onto the private communal grounds and lake. The flat is well presented with bedroom and lounge areas, kitchen, bathroom and Worcester Bosch combination boiler. Close to local shops with bus links into Bromley & Croydon as well as being a short walk to Bromley South Station (17 mins to London) and High Street. The property would suit both a first time buyer or some one looking for investment.

- **CHAIN FREE WITH 129 YEAR LEASE**
- **BATHROOM**
- **WORCESTER BOSCH COMBINATION BOILER**
- **CLOSE TO LOCAL SHOPS & PARK**
- **SHORT WALK TO BROMLEY SOUTH (17 MINS TO LONDON) & HIGH STREET**
- **LOUNGE & BEDROOM AREAS**
- **KITCHEN**
- **OPENS INTO COMMUNAL GROUNDS & LAKE**
- **BUS LINKS INTO BROMLEY & ALSO TO CROYDON**
- **IDEAL FOR FTB OR BTL**

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

PORCH
Open recessed porch with bin and meter cupboard.

LOUNGE AREA 10'6 x 10'2 (3.20m x 3.10m)
Double glazed window to front, wall mounted entry phone handset and radiator.

PARTIONED BEDROOM AREA
Range of fitted wardrobes with sliding mirrored doors to one wall and high level glazed windows to lounge area.

BATHROOM 5'11 x 5'2 (1.80m x 1.57m)
Concealed cistern low level WC with mounted flush, wash hand basin with mono bloc mixer tap, Vinyl flooring and panel bath with shower over and fully tiled walls.

KITCHEN 7'2 x 5'3 (2.18m x 1.60m)
Double glazed window to front. Range of wall and base units with work surfaces over and local tiling, four ring ceramic hob with oven below and extractor hood over, stainless steel sink with mixer tap and drainer. Space for tall fridge freezer, space with plumbing for washing machine and wall mounted Worcester Bosch combination boiler.

COMMUNAL GARDENS & PARKING
Well maintained secure communal grounds with central lake, mature shrub beds, laid lawn and seating areas. Non allocated residents parking spaces available throughout the development.

LEASE & CHARGES
The lease has been extended and has 129 years. The current charges are approximately £1800 per annum and the ground rent is £100 per annum.

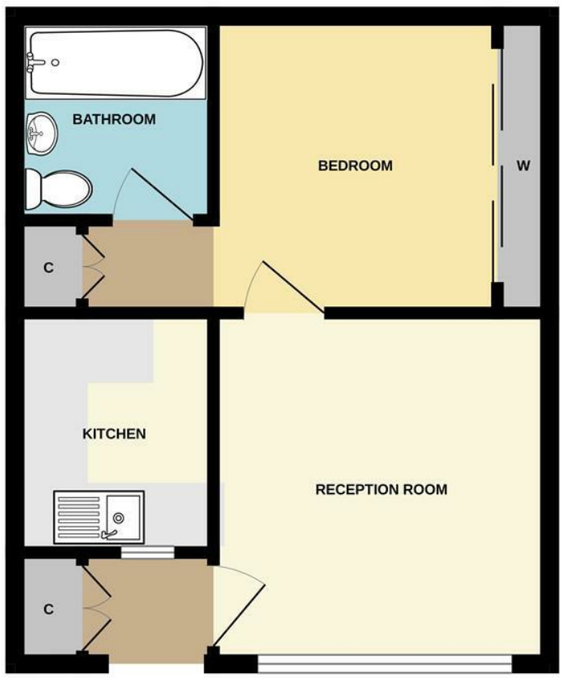
TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 30sqm (Approx. 323sqft)

COUNCIL TAX BAND 'A'

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.

GROUND FLOOR



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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