



## **Elgar Lodge, Bromley, BR2 9BP**

**£325,000 Leasehold**

'Chain Free' fully modernised light and spacious two bedroom top floor split level apartment with West facing balcony located in the ever popular Fair Acres development. Just a short walk from local shops, Bromley South Station and Town Centre, the property has an extended lease of 131 years and consists two double bedrooms, modern fully fitted kitchen, remodelled bathroom and large lounge with 16' private West facing balcony overlooking secure well maintained communal grounds with lake. Additional benefits include lift service, entry phone system and double glazing.

## COMMUNAL ENTRANCE



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

## ENTRANCE HALL

Modern hardwood fire door leads into entrance hall with wall mounted secure entry phone handset and stairs up.

## BEDROOM 12'9 x 9'5 (3.89m x 2.87m)



Double glazed window to rear and radiator.

## FAMILY BATHROOM 9'5 x 6' (2.87m x 1.83m)



High level double glazed window to rear, full tiled walls and tiled floor. Panel bath with wall mounted thermostatic shower controls, wand and rain shower over, wash hand basin on vanity unit with mirrored bathroom cabinet above. Low level WC, extractor fan and chrome ladder towel warmer.

## LANDING

Stairs down.

## BEDROOM 12'4 x 9'5 (3.76m x 2.87m)



Double glazed window to rear and radiator.

### **LOUNGE/DINER 16' x 14'2 (4.88m x 4.32m)**



Double glazed panoramic picture window to front with sliding doors leading to private balcony.

### **BALCONY 16' x 5'4 (4.88m x 1.63m)**



Private West facing balcony with views over secure communal grounds and lake.

### **FITTED KITCHEN 15'10 x 6'1 (4.83m x 1.85m)**



Double glazed window to rear, wood effect vinyl flooring and modern wall mounted combination

boiler in cupboard. Range of stylish wall and base units with solid wood work surfaces over, stainless steel sink with mixer tap and drainer and range of integrated appliances including four ring ceramic hob with brushed steel extractor hood over, tall larder fridge, under counter freezer, electric oven, microwave, dish washer and washing machine.

### **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. The current charges are approximately £670 per quarter, ground rent is £15 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 70sqm (Approx. 753qft)

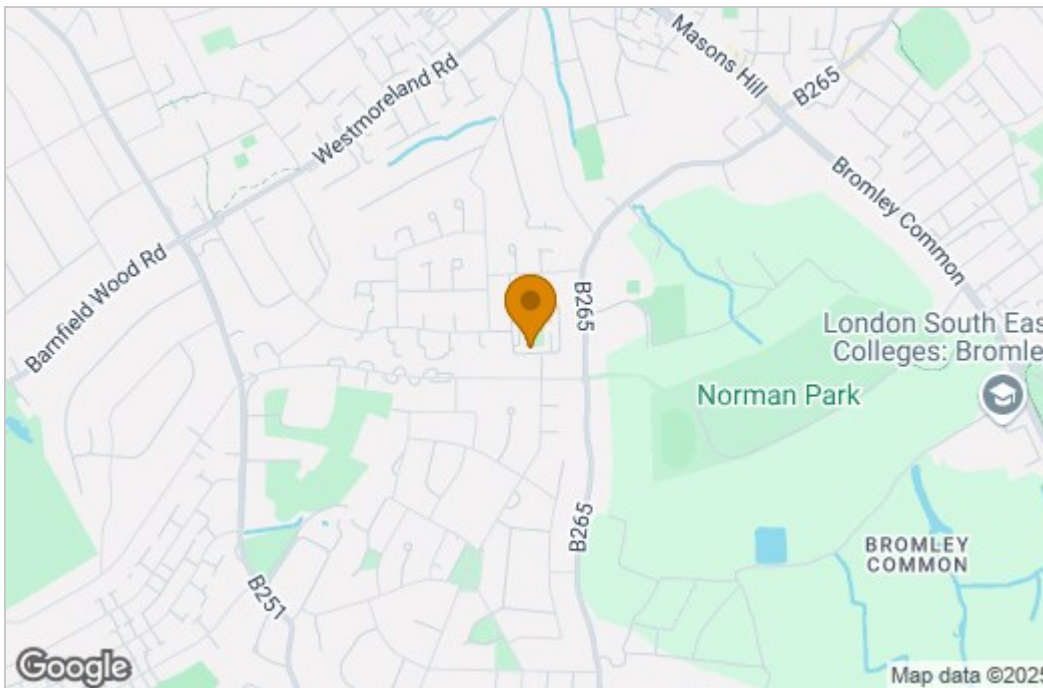
### **COUNCIL TAX BAND 'C'**

# Floor Plan

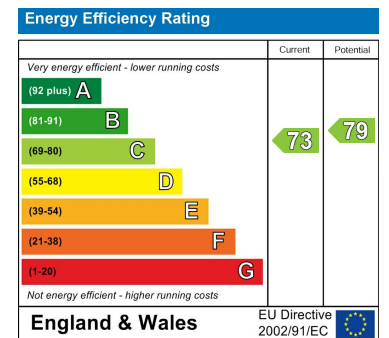


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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