



Britten Lodge, Bromley, BR2 9BT

£325,000 Leasehold

Light and spacious top floor two double bedroom split level balcony apartment with living accommodation all on the top floor and Southerly views over the secure communal grounds and lake. The property, which will benefit from an extended lease on completion, is located in the ever popular Fair Acres development close to local shops, schools and Bromley South Station & High Street with fast links top London in 17 minutes. The accommodation offers 16' x 13'3 master bedroom with fitted wardrobes, second double bedroom, fitted modern kitchen with appliances, remodelled shower room and 24' x 16' L-shaped lounge/diner leading to private 16' balcony. Additional benefits include study/cloaks area, fitted Venetian blinds, replaced double glazed sliding patio doors and new gas fired boiler.

COMMUNAL ENTRANCE



Secure entry phone handset operated door leads into communal entrance hall with lifts and stairs to all floors.

ENTRANCE HALL & STUDY/CLOAKS AREA 10'4" x 6'1" MAX (3.15 x 1.85 MAX)



Hardwood front door leads into entrance hall with recessed study/cloaks area. Built in cupboard with mirrored sliding doors.

LANDING 6'7" x 5'2" (2.01 x 1.57)

Access to all rooms with wall mounted secure entry phone handset.

LOUNGE/DINER 24'8" x 16'0" L-Shaped (7.52 x 4.88 L-Shaped)



Lounge area with coving, radiator and double glazed sliding patio doors with fitted venetian blinds leading to South facing private balcony overlooking the well kept communal grounds and lake. Dining area with double glazed window to rear with fitted venetian blinds, coving and radiator.

PRIVATE BALCONY 15'1" x 5'5" (4.6 x 1.65)

Private balcony with a Southerly aspect and stunning views overlooking the well kept communal grounds and lake.

MODERN FITTED KITCHEN 13'6" x 6'2" (4.11 x 1.88)



Double glazed window to rear, radiator and vinyl flooring. Range of wall units with under lights and base units with work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, waste disposal and drainer, local tiling, integrated Zanussi four ring gas hob with extractor hood over, double Zanussi oven, space for tall fridge freezer, space with plumbing for washing machine and dishwasher.

BEDROOM ONE 16'0" x 13'3" (4.88 x 4.04)



Double glazed window to front with fitted venetian blinds overlooking the communal grounds and lake. Deep built in over stair cupboard and radiator.

BEDROOM TWO 13'3" x 9'5" (4.04 x 2.87)



Double glazed window to rear with fitted venetian blinds, coving, built in cupboard housing Ideal gas fired boiler and storage. Telephone and broadband points and radiator.

SHOWER ROOM 9'7" x 6'0" (2.92 x 1.83)



Double glazed window to rear, fully tiled walls and vinyl flooring. Vanity unit with inset wash hand basin with taps and storage to side and below and mirror with light and electric shaver point over. Low level WC, large stainless steel towel warmer and downlights. Fully enclosed double shower cubicle with drying area and wall mounted Aqualisa shower and controls.

COMMUNAL GARDENS



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

PRIVATE GARAGE



Rarely available private garage comes with the flat with parking space in front.

LEASE & CHARGES

The lease will come with an extended on completion. The current charges are approximately £600.00 per quarter and can be paid by monthly direct debit.

TOTAL FLOOR AREA

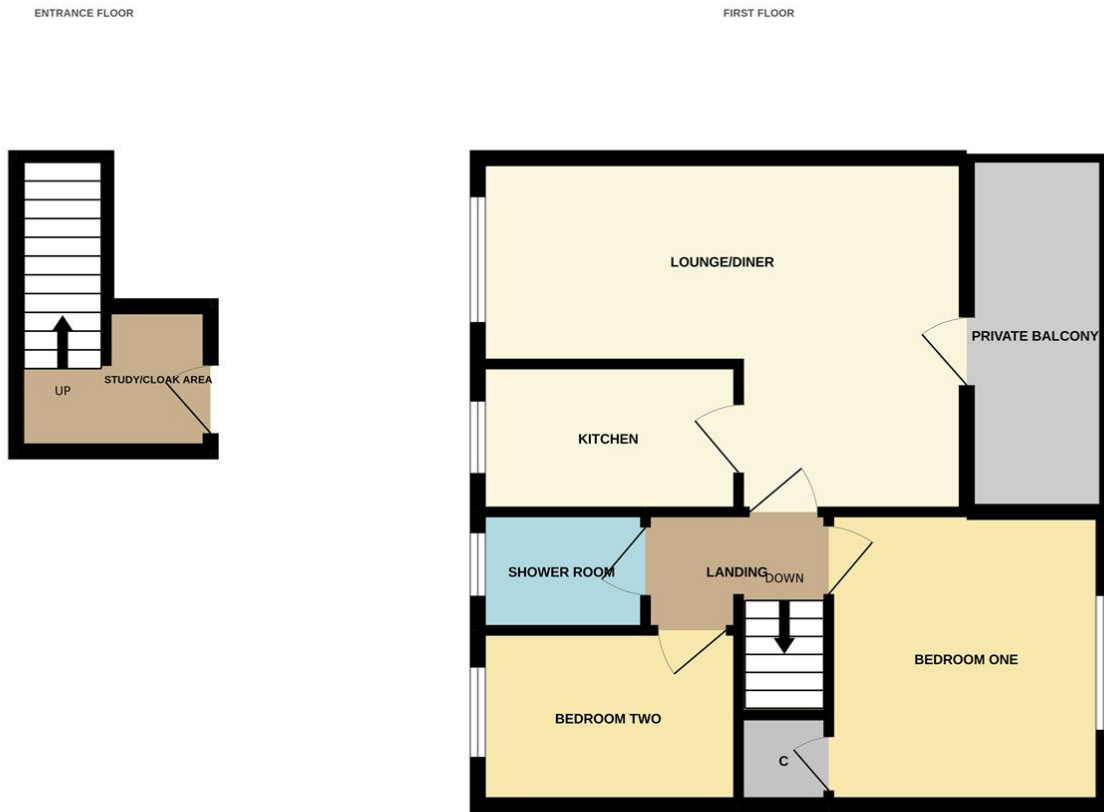
The internal area as per the Energy performance certificate is 81sqm (Approx 872sqft)

AGENTS NOTE

Within the Fair Acres development there are daily rubbish collections from the flats.

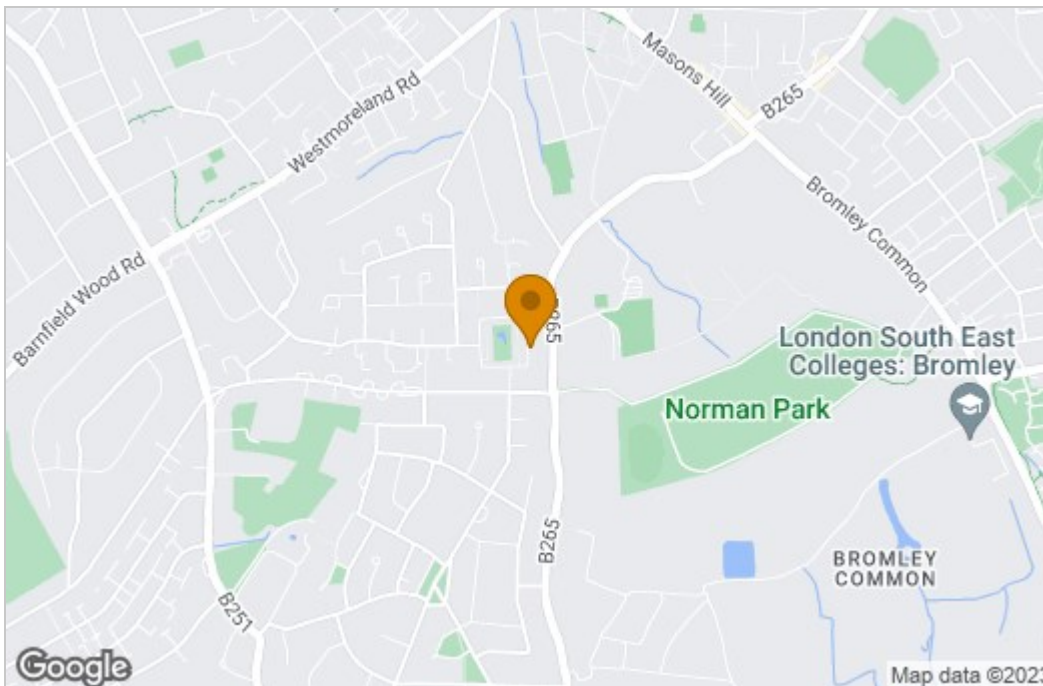
COUNCIL TAX BAND 'C'

Floor Plan

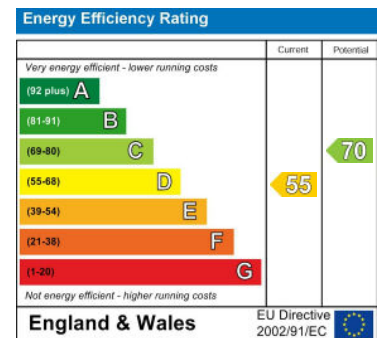


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.