



Elgar Lodge, Bromley, BR2 9BP

£215,000 Leasehold

'Chain Free' one bedroom flat, with an extended 178 lease upon completion, 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.

COMMUNAL ENTRANCE



Hardwood front door with opaque glazed lead light insets leads into entrance hall. Coving, plate rail, radiator, under stair cupboard, stairs up and wood flooring.

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

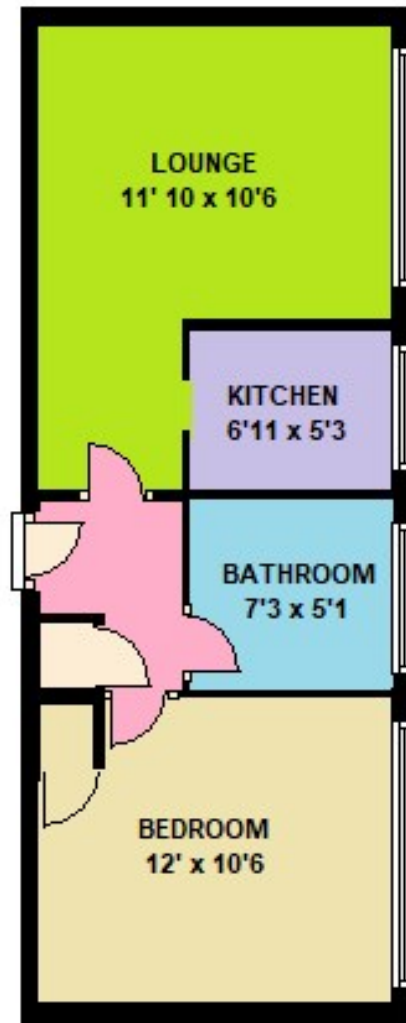
We have been informed that the lease will be extended upon completion and will have circa 178 years remaining. The current charges are approximately £150.00 per month.

TOTAL FLOOR AREA

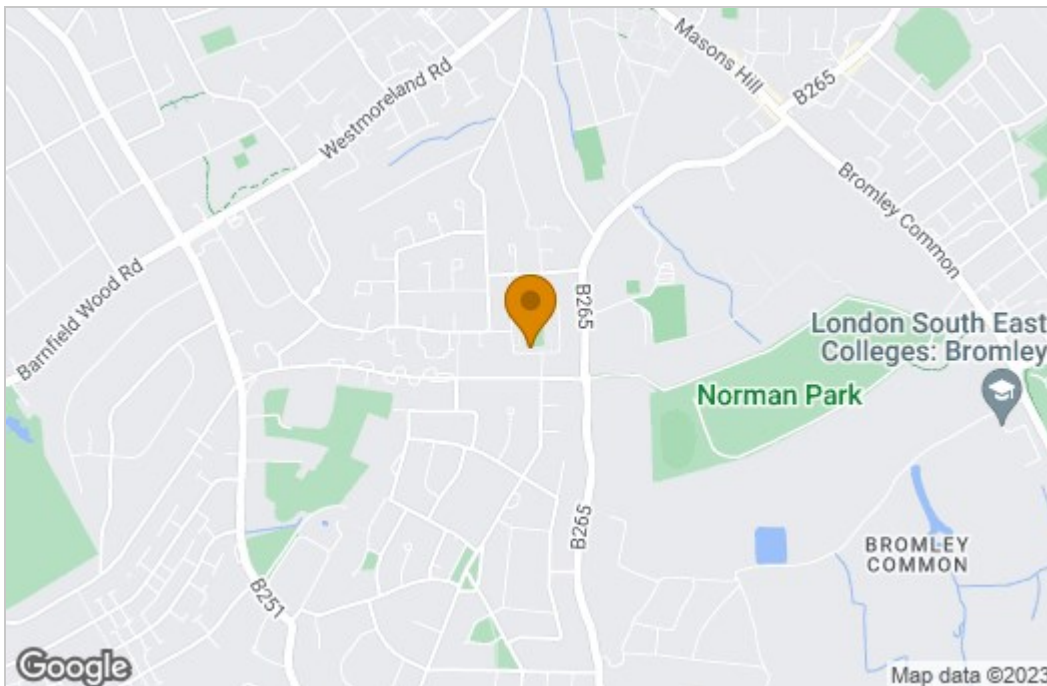
The internal area as per the Energy performance certificate is 36sqm (Approx 388sqft)

COUNCIL TAX BAND 'B'

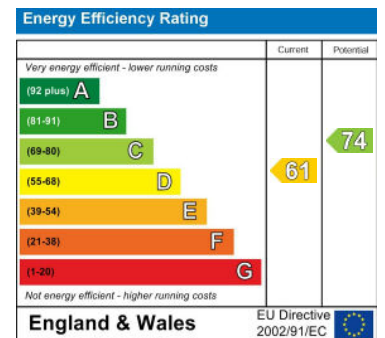
Floor Plan



Area Map



Energy Efficiency Graph



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