



Lemare Lodge, Bromley, BR2 9BS

£220,000 Leasehold

Light and bright one double bedroom apartment with an extended lease on the second floor with fantastic West facing views over the communal grounds and lake. Located close to local shops and a short walk to Bromley South Station and all the amenities of central Bromley. The accommodation comprises large 16' lounge, fitted kitchen, double bedroom with built in wardrobe and remodelled bathroom with white suite. Ideal for first time buyers and buy to let investors alike.

COMMUNAL ENTRANCE



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

ENTRANCE HALL 5'5 x 4'6 (1.65m x 1.37m)

Modern hardwood fire door leads into entrance hall. Wall mounted entry phone handset and meter cupboard.

LOUNGE 16' x 12' max (4.88m x 3.66m max)



Panoramic double glazed window to rear with a westerly aspect overlooking the landscaped communal grounds and lake. Radiator.

FITTED KITCHEN 6'10 x 5'2 (2.08m x 1.57m)



Double glazed window to rear overlooking communal grounds. Range of wall and base units with wood effect work surfaces over, inset sink with mixer tap and drainer, four ring induction hob with fan oven below, space for tall fridge freezer and space with plumbing for washing machine. Wall mounted Vaillant combination boiler.

BATHROOM 7'2 x 5' (2.18m x 1.52m)



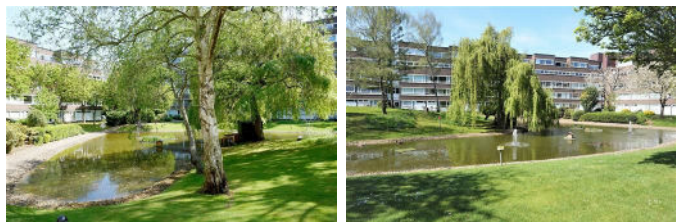
Opaque double glazed window to rear, radiator, wood laminate floor and fully tiled walls to bath area. Wash hand basin in vanity unit with mixer tap, low level WC and panel bath with rain shower over, wall mounted controls and shower mixer tap.

DOUBLE BEDROOM 12' x 10'5 (3.66m x 3.18m)



Panoramic double glazed window to rear with a westerly aspect overlooking the landscaped communal grounds and lake. Radiator, dimmer switch and built in wardrobe to corner.

COMMUNAL GROUNDS



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

LEASE AND CHARGES

We have been informed that the lease has been extended with approximately 132 years remaining. The current charges are £513.40 per quarter with a ground rent of £60 per annum, which can be paid by monthly by direct debit.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 37sqm (Approx 398 sqft)

COUNCIL TAX BAND 'B'

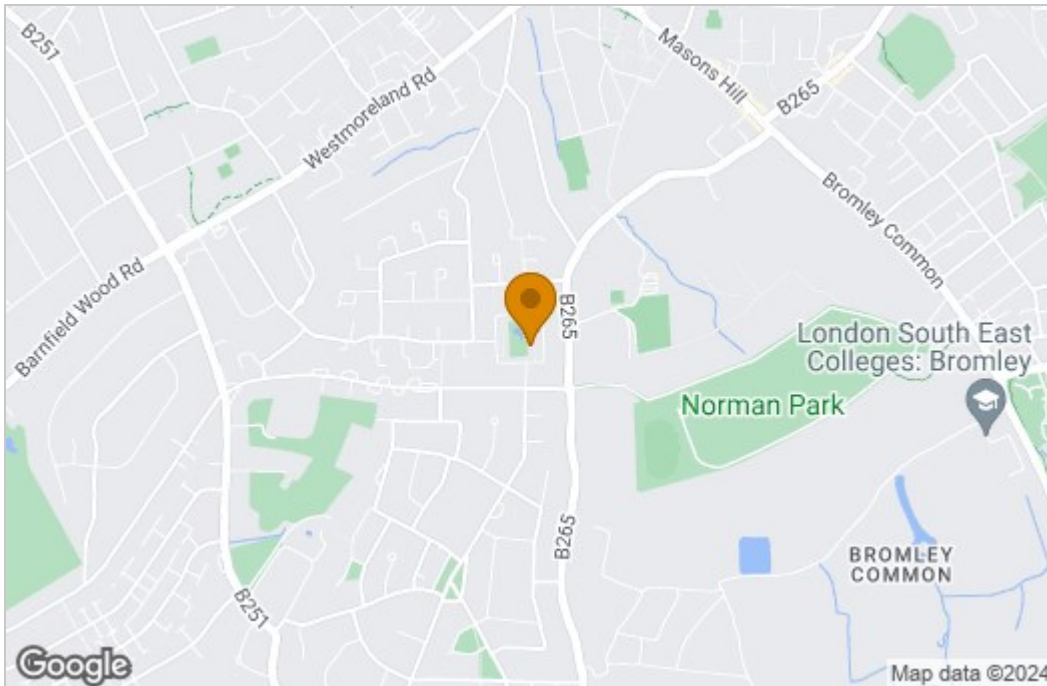
Floor Plan

GROUND FLOOR

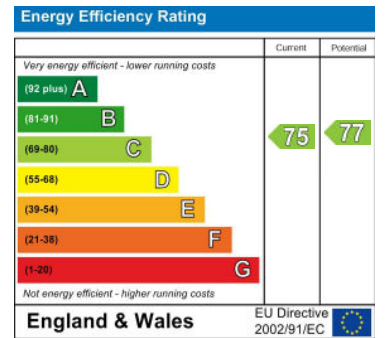


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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