



## Vaughan Lodge, Bromley, BR2 9BN

**£325,000 Leasehold**

Spacious Chelsea style split-level two double bedroom flat on the ground and first floors with extended lease and integral garage. The accommodation offers double bedroom with built in wardrobes, modern bathroom with 'P' bath and shower over downstairs, with 16' x 13' lounge/diner with panoramic picture window overlooking the secure communal grounds with lake and seating areas, fitted kitchen with integrated appliances and second bedroom to the first floor. Additional benefits include double glazing, driveway providing off street parking space and Worcester Bosch combination boiler. Located in the ever popular Fair Acres development there is a local parade of shops with day-care facilities and it is just a short walk to Bromley South Station (17 minutes to London) and the shops and amenities of the High Street. Good local schools include Hayes Primary and Secondary and Ravensbourne Secondary.

**ENTRANCE HALL 15'6 x 6'3 max (4.72m x 1.91m max)**

Hardwood front door with opaque double glazed full height window to side and outside storage cupboard leads into entrance hall with coving and radiator.

**FAMILY BATHROOM 10' x 6'2 max (3.05m x 1.88m max)**



Opaque high level double glazed window to rear, coving, fitted linen cupboard, chrome ladder towel warmer and ceramic tiled floor. Pedestal wash hand basin on vanity unit with mono bloc mixer tap and local tiling, mirrored medicine cabinet above and storage below. 'P' bath with fully tiled walls, wall mounted thermostatic mixer tap and rain shower over, mixer tap and folding shower screen. Concealed cistern low level WC with storage to side.

**BEDROOM TWO 13' x 9'6 (3.96m x 2.90m)**



Double glazed window and personal door to rear leading to secure communal grounds with lake. Coving, radiator and full height built in double wardrobe.

**LANDING**

**LOUNGE/DINER 16' x 13' (4.88m x 3.96m)**



Double glazed panoramic picture window to rear, coving, Virgin media cable point and radiator.

**FITTED KITCHEN 16'6 x 6'2 (5.03m x 1.88m)**



Double glazed window to front, coving, radiator, breakfast bar and tile effect vinyl flooring. Range of wall units with under lights, base units with work surfaces over and tiled splash backs. 1.5 bowl stainless steel sink with mixer tap, space and plumbing for washing machine and slimline dish washer, space for fridge freezer, integrated Electrolux four ring Ceran hob with extractor hood over and Zanussi electric oven below. Large built in storage/larder cupboard.

### **BEDROOM ONE 13'3 x 9'6 (4.04m x 2.90m)**



Double glazed window to front, coving and radiator.

### **INTEGRAL GARAGE & DRIVEWAY 16'11 x 9'5 (5.16m x 2.87m)**



Integral garage with up and over door to front, power, light and tap. Wall mounted Worcester Bosch combination boiler and driveway providing off street parking space.

### **SECURE COMMUNAL GROUNDS**



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

### **LEASE & CHARGES**

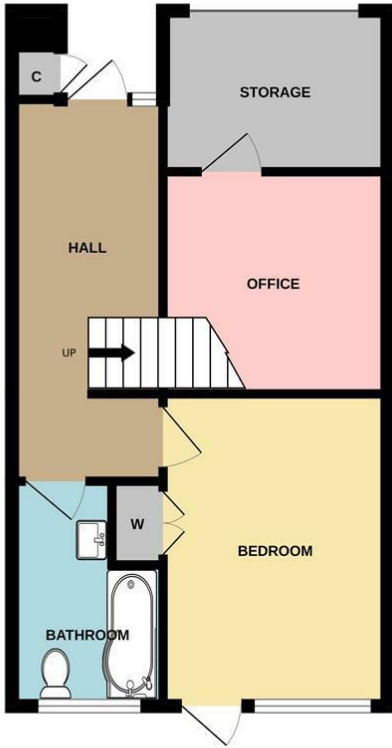
The property comes with an extended lease with 132 years remaining. The current charges are approximately £630 per quarter. It can be paid by monthly direct debit if preferred.

### **TOTAL FLOOR AREA**

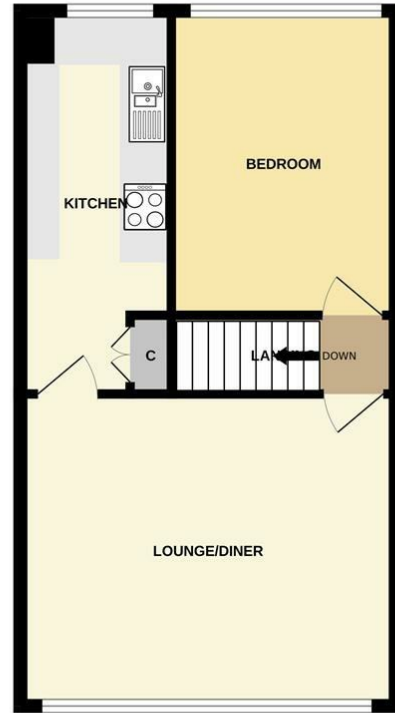
The internal area as per the Energy performance certificate is 75sqm (Approx 807sqft)

# Floor Plan

GROUND FLOOR

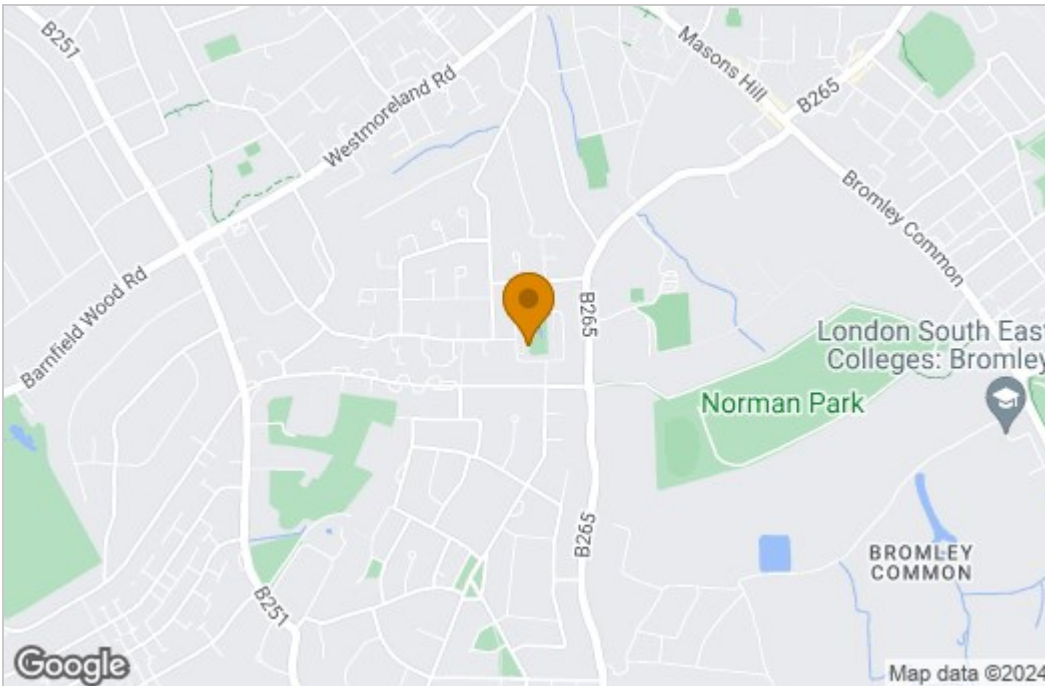


1ST FLOOR

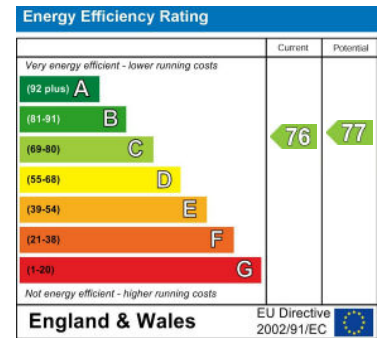


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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