



## **Vaughan Lodge, Bromley, BR2 9BN**

**£315,000 Leasehold**

'Chain Free' two bedroom split level apartment with extended lease, integral garage and private parking space. Located on the ever popular Fair Acres development with private park and lake, the property comprises of two double bedrooms, 16' x 13' lounge/diner, family bathroom and fitted kitchen. Fully double glazed the property benefits from easy access to Bromley South Station & amenities, plus other local shops, parks and bus services as well as Hayes Station & shops. Ideal for first time buyers, down sizers and everything in-between. The property would benefit from some minor works enabling you to put your own stamp on it.



### **ENTRANCE HALL**

Hardwood front door with glazed panel to side leads into entrance hall. Radiator and cloaks cupboard.

### **FAMILY BATHROOM 9'10 x 6'2 (3.00m x 1.88m)**



High level opaque double glazed window to rear, electric shaver point, wall mounted mirror and radiator. Pedestal wash hand basin, local tiling, panel bath with shower mixer tap low level WC and built in linen cupboard.

### **BEDROOM TWO 13'4 x 9'5 (4.06m x 2.87m)**



Double glazed window and door to rear leading to secure communal grounds with lake. Radiator and built in cupboard.

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



Double glazed panoramic picture window to rear with views of the communal grounds and lake, radiator and TV point.

### **FITTED KITCHEN 14'5 x 6'2 (4.39m x 1.88m)**



Double glazed window to front and radiator. Range of wall and base units with local tiling and work surfaces over, integrated gas hob with extractor fan over and oven beneath. Stainless steel sink with mixer tap and drainer, space for fridge freezer, space and plumbing for washer/dryer and large built in storage cupboard.

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



Double glazed window to front, coving and radiator.

### **INTEGRAL GARAGE & DRIVEWAY**



Integral garage with up and over door to front, wall mounted combination boiler, power, light, tap 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 131 years remaining. The current charges are approximately £630 per quarter. It can be paid by monthly direct debit if preferred.

### **TOTAL FLOOR AREA**

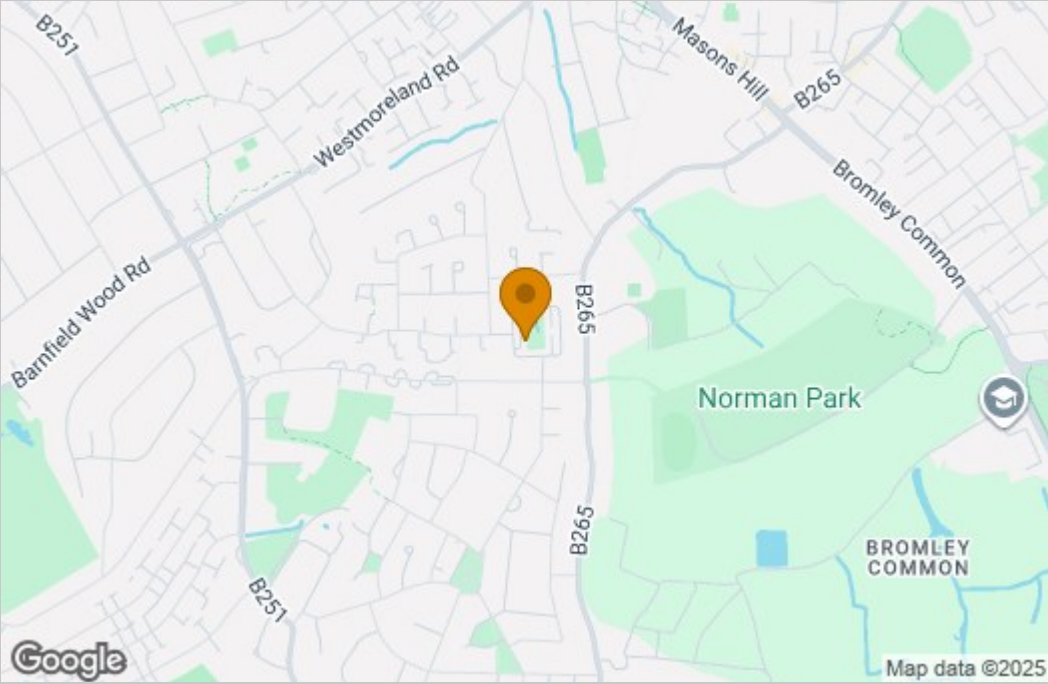
The internal area as per the Energy performance certificate is 72sqm (Approx 775sqft)

Floor Plan

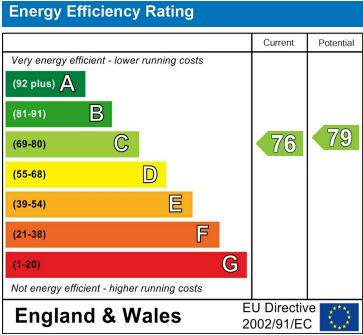


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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