



**Pine Tree Lodge, Bromley, BR2 0QA**  
**Offers In Excess Of £425,000 Leasehold**

Light and spacious 'Chain Free' ground floor apartment set in a tree-lined road within walking distance of Bromley South, High Street and excellent local schools. Well-maintained communal grounds surround the property with garage en bloc approached via private security gates to rear. The interior accommodation comprises master bedroom with en suite, second double bedroom, family bathroom, fitted kitchen with appliances, 19'5 x 19' L-shaped lounge/diner with private South East facing sun terrace overlooking the communal grounds to rear and large hall/study area.

## COMMUNAL ENTRANCE



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

## ENTRANCE HALL/STUDY AREA 13'4 x 10'4 (4.06m x 3.15m)

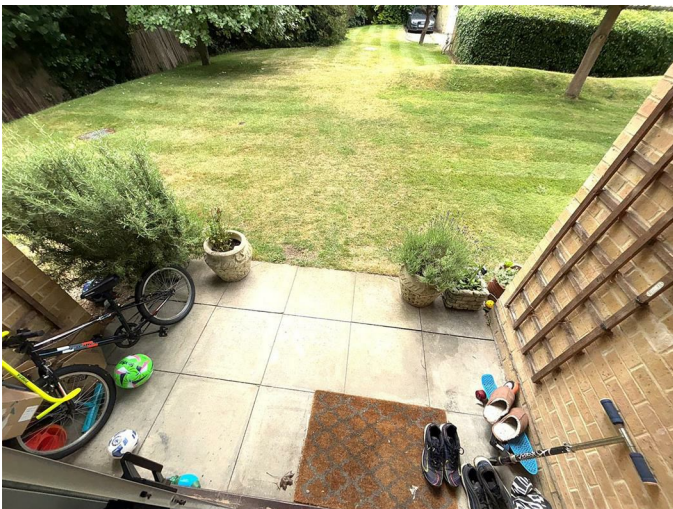
Hard wood front door leads into open plan entrance hall/study area. Wall mounted secure entry phone handset, radiator, cloaks cupboard and wood effect vinyl flooring.

## LOUNGE/DINER 19'5 x 19' (I-shaped) (5.92m x 5.79m (I-shaped))



Double glazed sliding doors to rear leading to sun terrace and high level double glazed window to side. Coving, two radiators and wood effect vinyl flooring.

## PRIVATE SUN TERRACE 10'6 x 5'7 (3.20m x 1.70m)



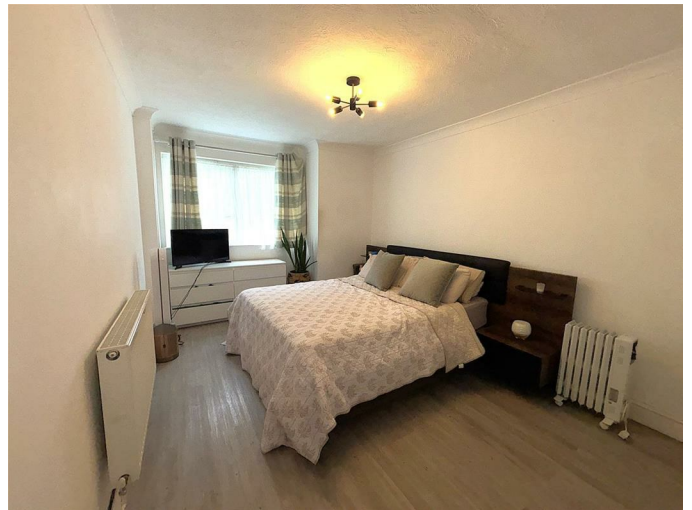
South East facing private sun terrace overlooking the communal grounds to rear.

## FITTED KITCHEN 12' x 7'7 (3.66m x 2.31m)



Double glazed window to rear, fully tiled walls and floor. Range of modern wall and base units in white with wood effect work surfaces over, 1.5 bowl stainless steel sink with mixer tap and drainer, four ring ceramic hob with electric oven below and brushed steel extractor hood over, space for tall fridge freezer, space and plumbing for washing machine and dish washer,

## BEDROOM ONE 13'5 x 9'10 (4.09m x 3.00m)



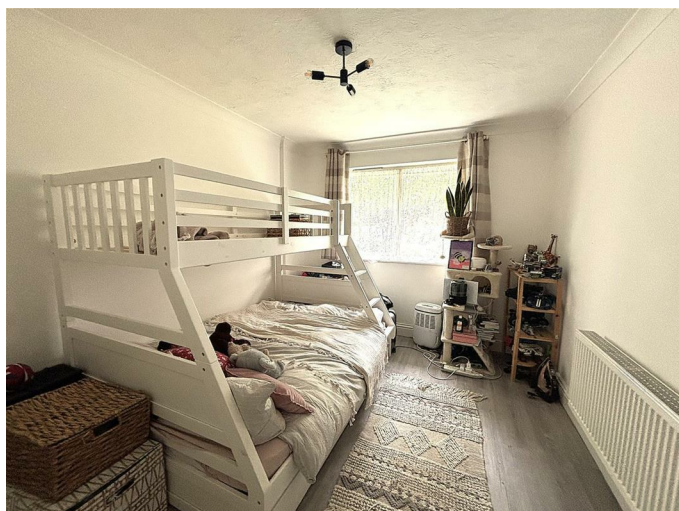
Double glazed window to front, coving, radiator and wood effect vinyl flooring.

### EN SUITE 8'9 x 5'6 (2.67m x 1.68m)



Opaque double glazed window to side, fully tiled walls and floor, extractor fan and graphite ladder towel warmer. Panel bath with shower mixer tap and screen, concealed cistern low level WC with wall mounted flush and pedestal wash hand basin with mono bloc mixer tap and mirror with light above.

### BEDROOM TWO 11'5 x 9'6 (3.48m x 2.90m)



Double glazed window to front, coving, radiator and wood effect vinyl flooring. Built in double wardrobes.

### FAMILY SHOWER ROOM 7'5 x 5'4 (2.26m x 1.63m)



Corridor with double airing cupboard leads to family shower room. Fully tiled walls and floor, extractor fan and graphite ladder towel warmer. Concealed cistern low level WC with wall mounted flush, Double shower cubicle with screen, wall mounted controls, overhead shower and wand. Pedestal wash hand basin with mono bloc mixer tap with mirror and light over.

### COMMUNAL GROUNDS, GARAGE & PARKING



Well maintains communal grounds comprising laid lawn areas and mature shrub beds surround the property with en bloc garage to rear and visitors parking spaces available to front.

### LEASE & CHARGES

The Ground Rent is currently £xxx per annum, and the lease has xxx years remaining. The current service charge is £1893

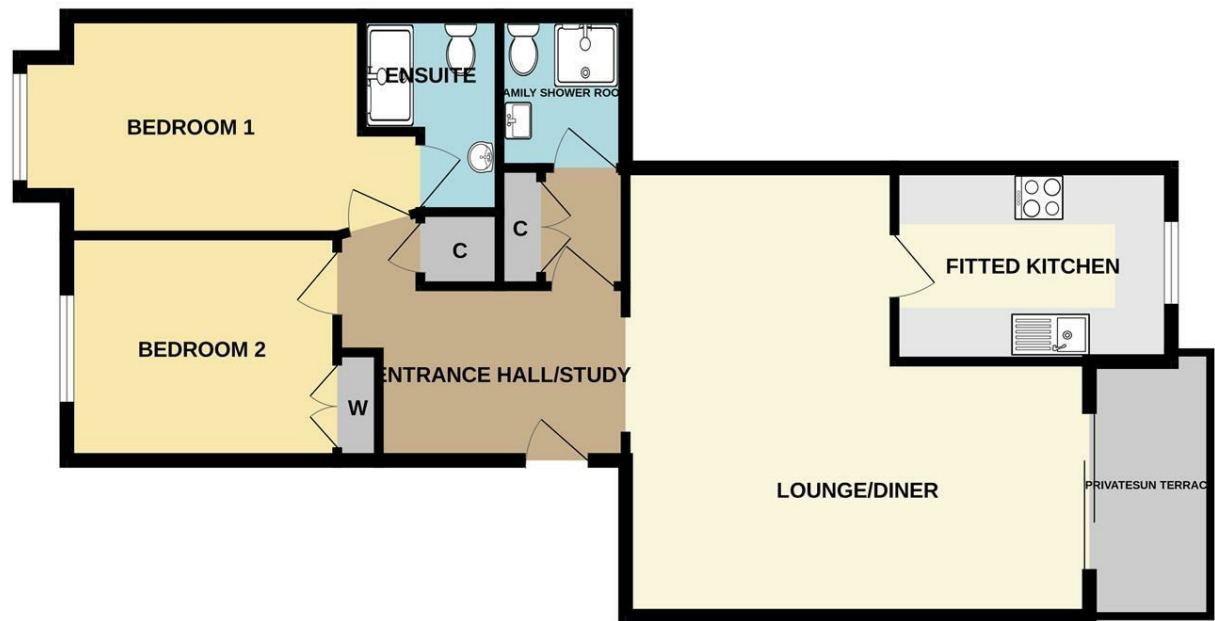
### TOTAL FLOOR AREA

The internal floor area as per the Energy Performance Certificate is 84 sqm (Approximately 904 sqft)

### COUNCIL TAX BAND 'E'

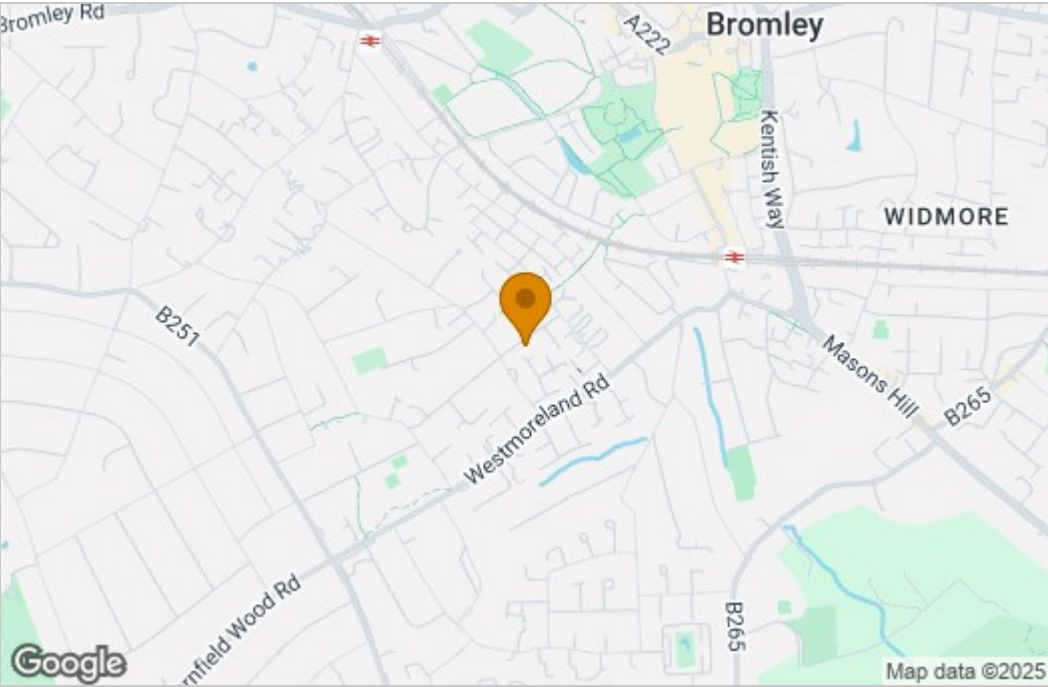
Floor Plan

GROUND FLOOR

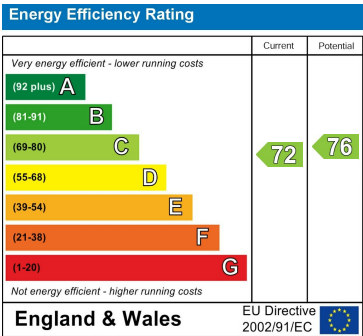


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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