

Lemare Lodge, Bromley, BR2 9BS

Offers Over £200,000 Leasehold

Light and bright one double bedroom apartment with a 87 year lease located on the top floor with fantastic views to the West overlooking the communal grounds and lake. Located close to local shops and only a short walk to Bromley South Station and all the amenities of central Bromley. The accommodation comprises 16' lounge, modern 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 fob operated security system, access to secure communal gardens, lifts and stairs to all floors.

ENTRANCE HALL 6'7 x 4'6 (2.01m x 1.37m)

Modern hardwood fire door leads into entrance hall with meter cupboard and vinyl flooring.

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



Panoramic picture window to rear overlooking the private communal grounds and lake. Radiator in cover and storage cupboards to one wall.

FITTED KITCHEN 7'2 x 5'2 (2.18m x 1.57m)



Double glazed window to rear, range of modern wall and base units with work surfaces over, composite sink with mixer tap and drainer, Integrated washing machine, Hotpoint induction hob with oven below and extractor hood over.

BATHROOM 6'11 x 5'2 (2.11m x 1.57m)



Opaque double glazed window to rear, white ladder towel warmer, panel bath, concealed cistern over level WC, and extractor fan. Range of tall storage units with wall mounted mirror, inset sink and mono bloc mixer tap.

DOUBLE BEDROOM 12' x 9'5 (3.66m x 2.87m)



Panoramic picture window to rear overlooking the private communal grounds and lake. Radiator, double and single wardrobes.

COMMUNAL GROUNDS



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

LEASE AND CHARGES

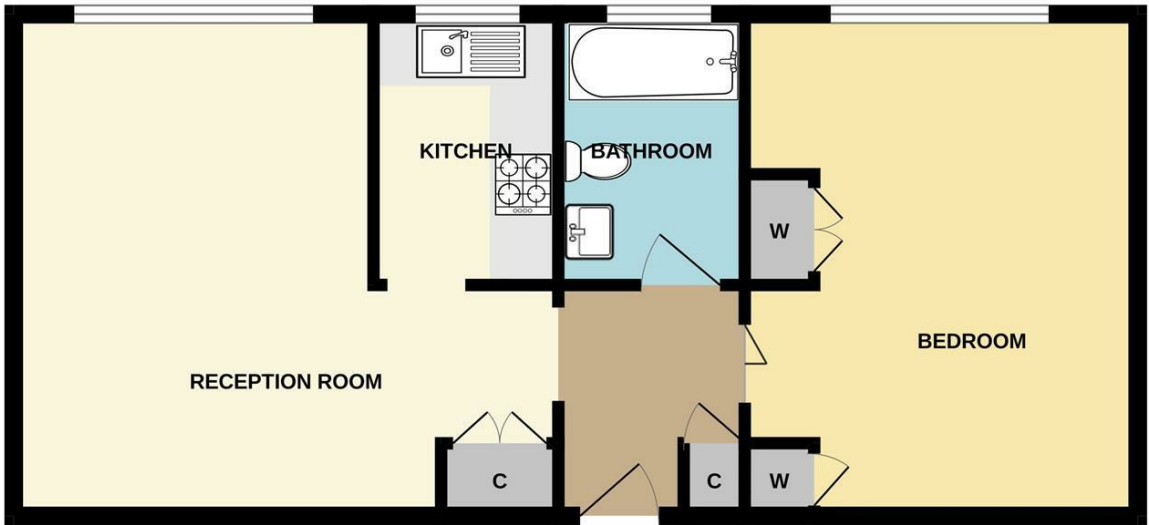
We have been informed that the lease has been extended with approximately 87 years remaining. The current charges are £180 pcm with a ground rent of £120 per annum, which can be paid by monthly by direct debit.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 34sqm (Approx. 366 sqft)

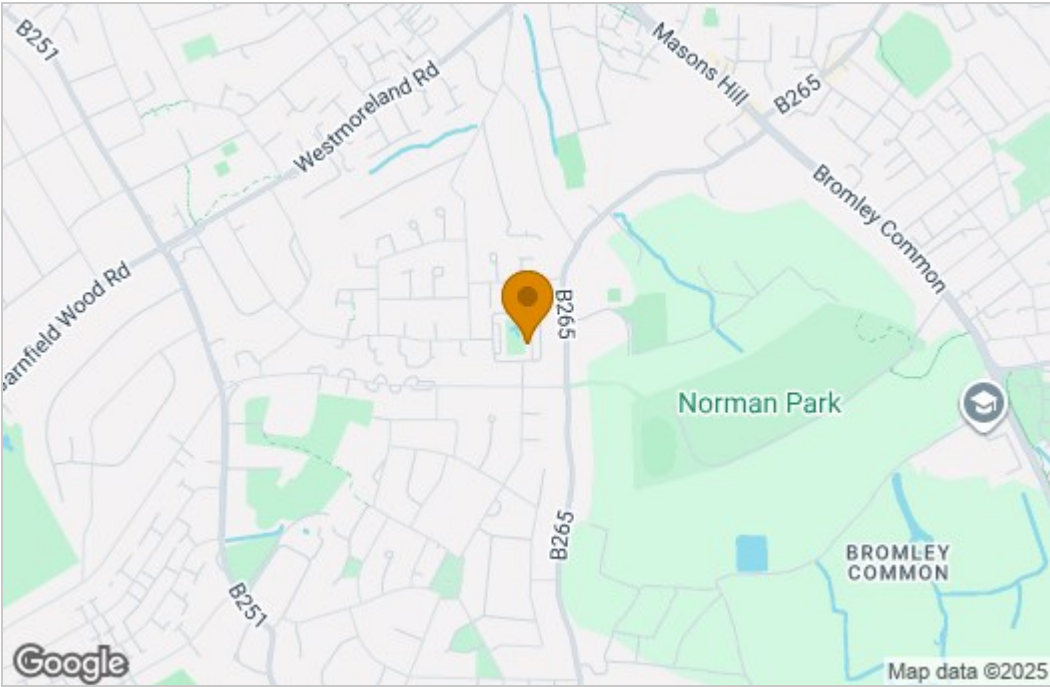
COUNCIL TAX BAND 'B'

Floor Plan

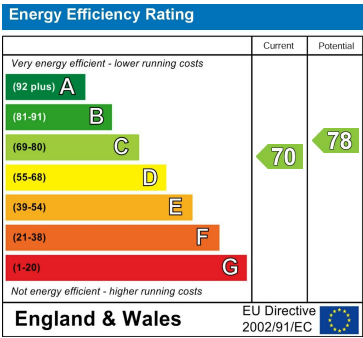


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.