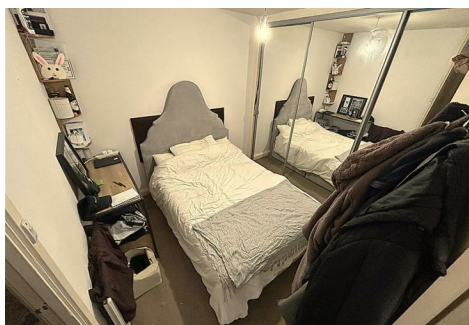




Fair Acres, Bromley, BR2 9BP

£160,000 Leasehold

'Chain Free' studio flat situated in Elgar Lodge within the ever popular Fair Acres development, offered with 129 year lease and looks out onto the private communal grounds and lake. The flat is well presented with bedroom and lounge areas, kitchen, bathroom and Worcester Bosch combination boiler. Close to local shops with bus links into Bromley & Croydon as well as being a short walk to Bromley South Station (17 mins to London) and High Street. The property would suit both a first time buyer or some one looking for investment.

COMMUNAL ENTRANCE

Communal entrance with secure entry phone system, lifts and stairs to all floors and secure entry to gardens and access to studio flats.

PORCH

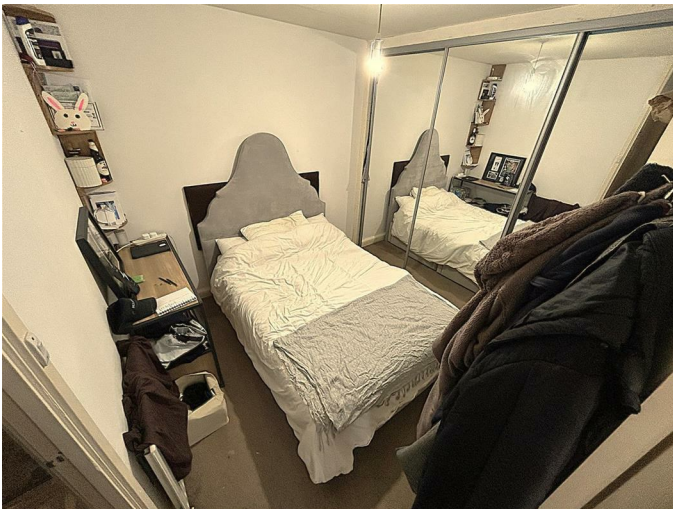
Open recessed porch with bin and meter cupboard.

LOUNGE AREA 10'6 x 10'2 (3.20m x 3.10m)



Double glazed window to front, wall mounted entry phone handset and radiator.

PARTIONED BEDROOM AREA



Range of fitted wardrobes with sliding mirrored doors to one wall and high level glazed windows to lounge area.

BATHROOM 5'11 x 5'2 (1.80m x 1.57m)



Concealed cistern low level WC with mounted flush, wash hand basin with mono bloc mixer tap, Vinyl flooring and panel bath with shower over and fully tiled walls.

KITCHEN 7'2 x 5'3 (2.18m x 1.60m)



Double glazed window to front. Range of wall and base units with work surfaces over and local tiling, four ring ceramic hob with oven below and extractor hood over, stainless steel sink with mixer tap and drainer. Space for tall fridge freezer, space with plumbing for washing machine and wall mounted Worcester Bosch combination boiler.

COMMUNAL GARDENS & PARKING



Well maintained secure communal grounds with central lake, mature shrub beds, laid lawn and seating areas. Non allocated residents parking spaces available throughout the development.

LEASE & CHARGES

The lease has been extended and has 129 years.
The current charges are approximately £1800 per annum and the ground rent is £100 per annum.

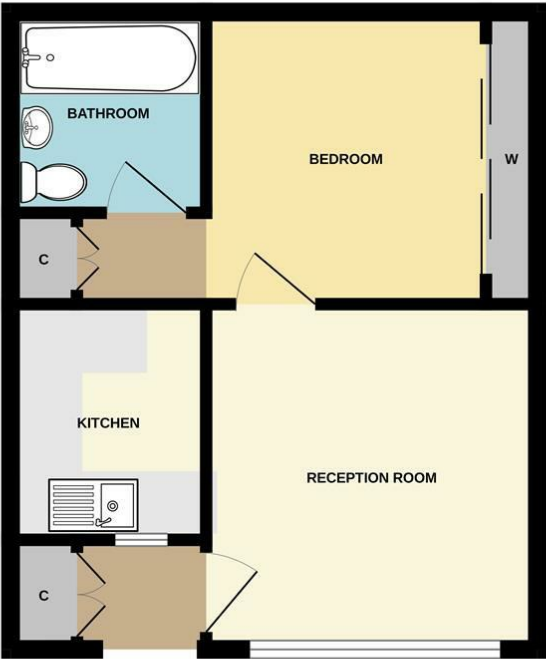
TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 30sqm (Approx. 323sqft)

COUNCIL TAX BAND 'A'

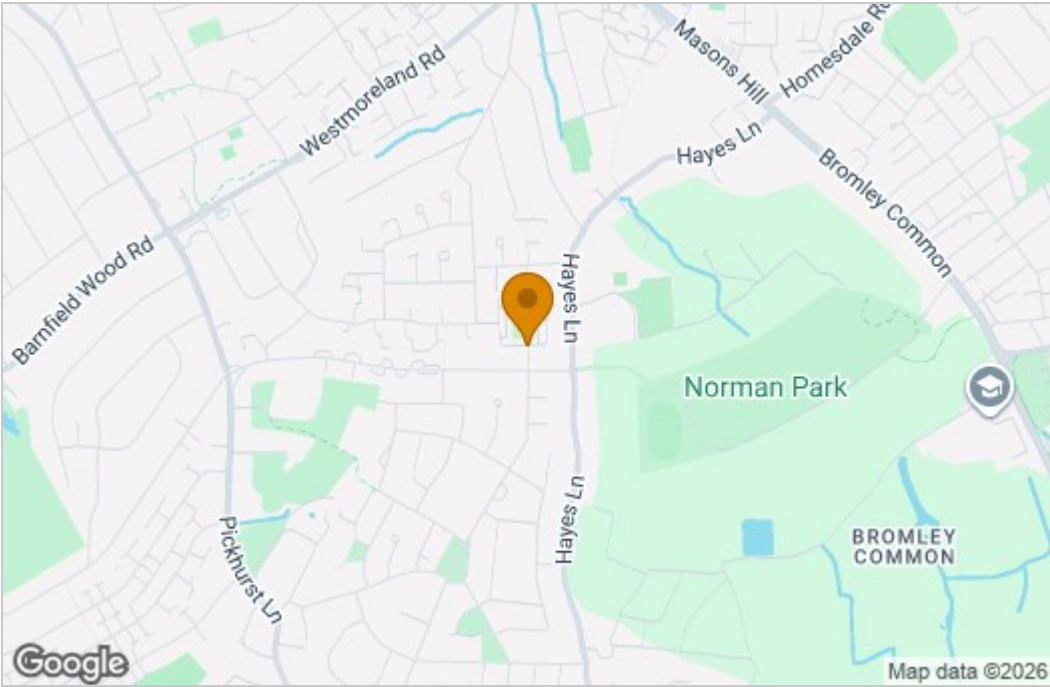
Floor Plan

GROUND FLOOR

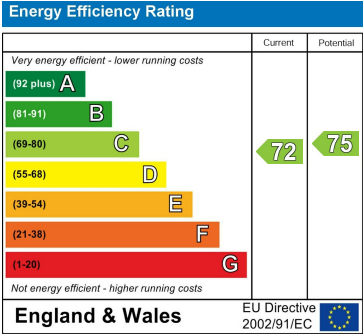


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.