

OFFERS OVER

£220,000

Fair Acres

Bromley, BR2 9BS

PROPERTY SUMMARY

CHAIN FREE !

Nestled within the highly desirable Fairacres development, this impeccably refurbished one bedroom split level second floor apartment offers a perfect blend of contemporary sophistication and refined living — just 0.84 miles from Bromley South mainline station. Spanning approximately 523 sq. ft., the apartment has been thoughtfully designed to maximise light and space throughout. The welcoming entrance hall leads to an impressive open-plan kitchen and lounge area, featuring brand new, high specification appliances and bespoke finishes. Expansive full width patio doors open onto a large private balcony, creating a seamless connection between indoor and outdoor living — ideal for al fresco dining or evening relaxation. The property further comprises a generously sized double bedroom and a luxurious modern bathroom suite, both presented with exceptional attention to detail and contemporary styling. Perfect as a first-time purchase, or investment, this property is within easy reach of Bromley's vibrant town centre, boutique shops, fine dining and excellent transport connections into Central London. EPC: C

Leasehold - 87 years
Service Charge - £2617, billed quarterly
Ground Rent - £15
COUNCIL TAX - C
Construction - Concrete construction

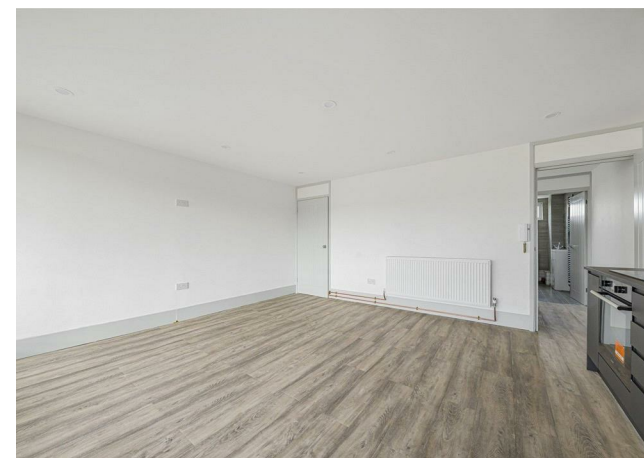
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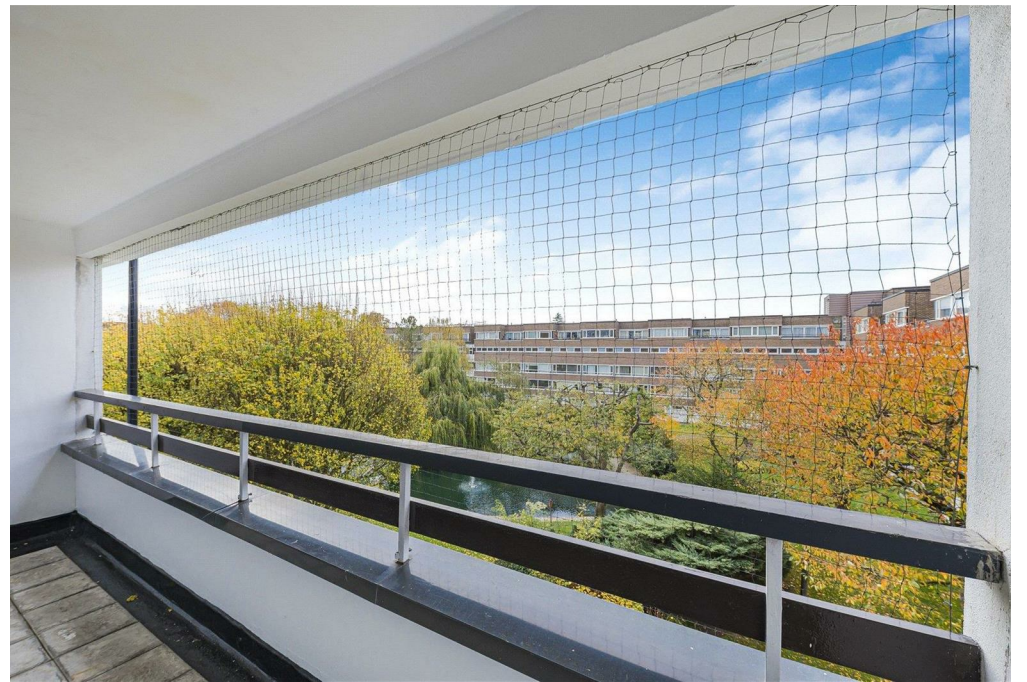
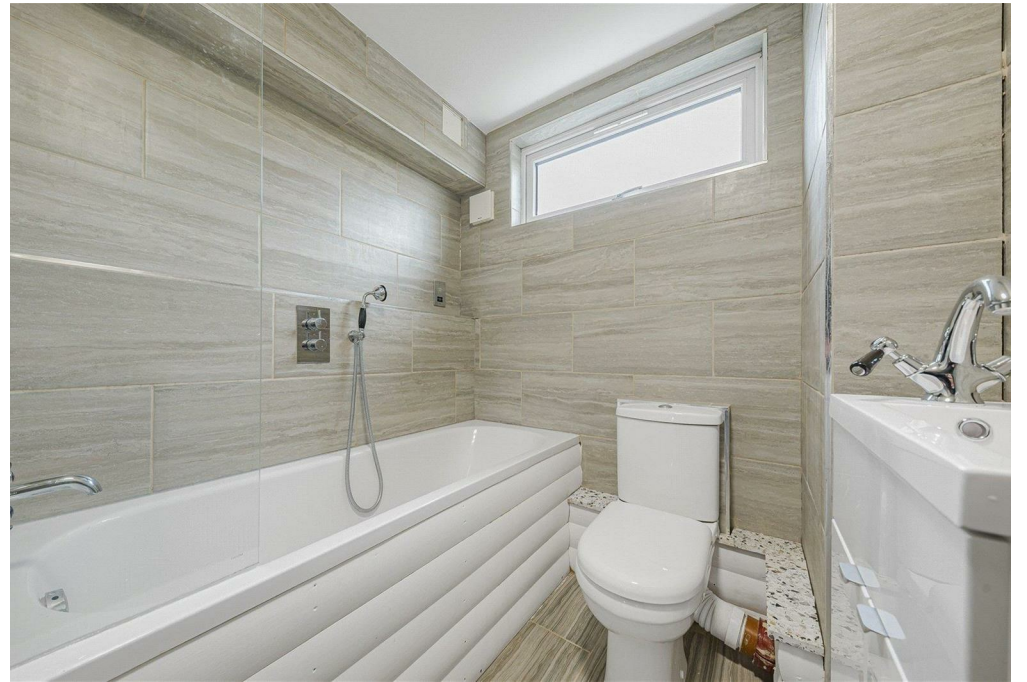


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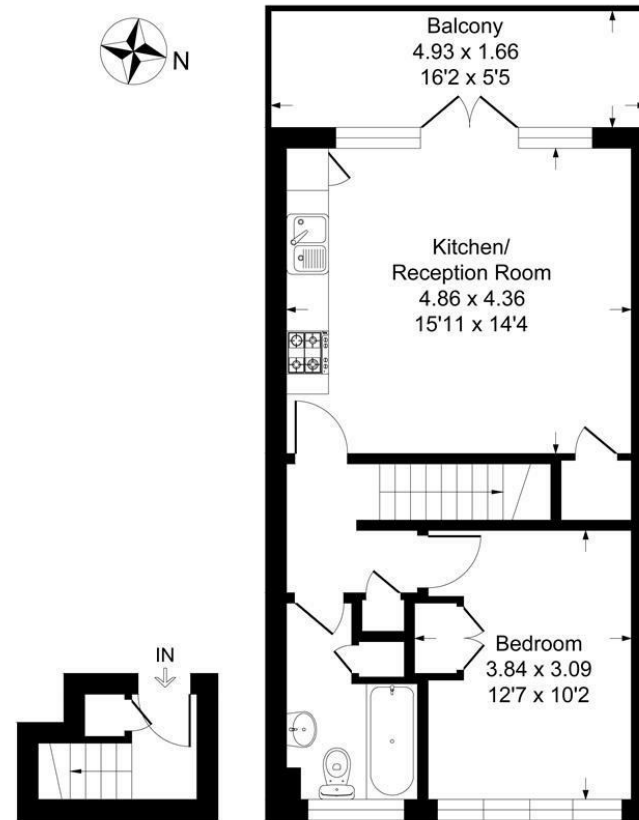
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Lemare Lodge, BR2

Approximate Gross Internal Area
48.6 sq m / 523 sq ft



Second Floor Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING

C

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

OFFICE ADDRESS

23 High Street
Bromley
Kent
BR1 1LG

OFFICE DETAILS

0208 464 5566
info@sinclairhammelton.co.uk