



Sinclair Hammelton

GUIDE PRICE

£215,000

Lemare Lodge

Bromley, BR2 9BS

PROPERTY SUMMARY

CHAIN FREE! This very well presented one bedroom split level fifth and fourth floor flat with large private balcony is located just 0.84 of a mile from Bromley South mainline station. The 567 sq ft accommodation comprises: entrance hall leading down to a kitchen/lounge area with full width balcony and patio doors, fitted kitchen, a double bedroom and modern bathroom suite. The property represents an ideal first time purchase or investment property. EPC: D

Leasehold - 189 years remaining
Service Charge - £2,617 p/a
Ground Rent - £15 p/a
COUNCIL TAX - C
Construction - Standard
Mains Services - Electricity, gas, Sewerage and water - metered
Heating System - Gas radiators
Broadband - Sky
Mobile coverage - Good
Restrictive covenants - Yes

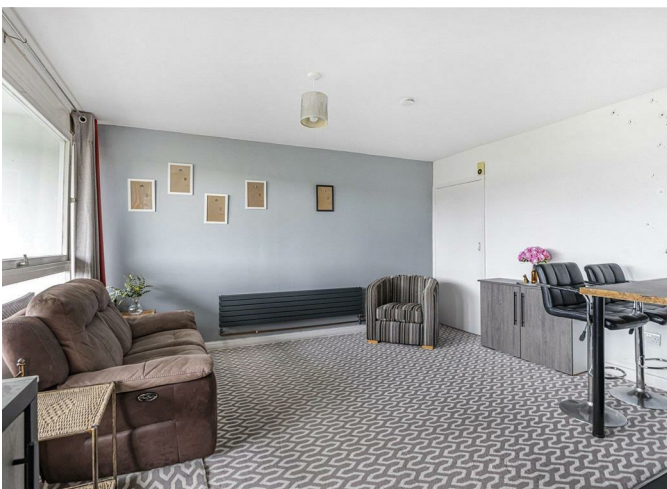
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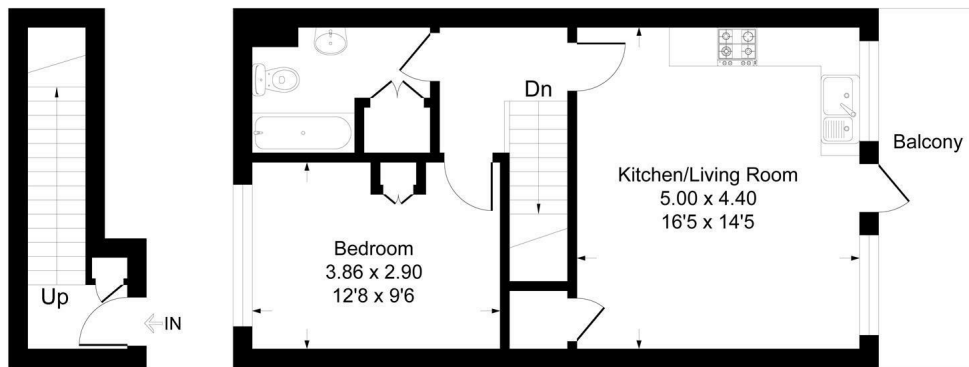




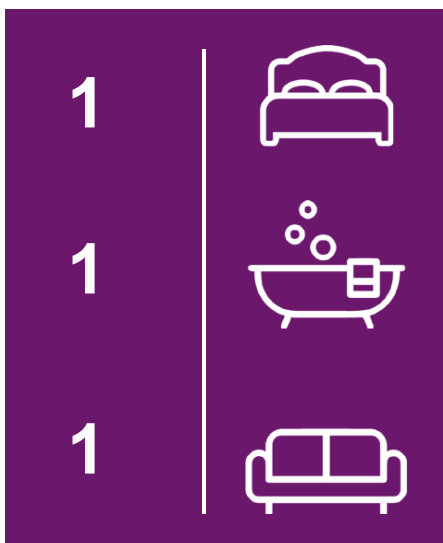


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Approximate Gross Internal Area 52.7 sq m / 567 sq ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND:

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

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OFFICE DETAILS

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