

OFFERS IN EXCESS OF

**£215,000**

**Fair Acres**

Bromley, BR2 9BL



## PROPERTY SUMMARY

Low lease - Rarely available, this well-presented two-bedroom split-level maisonette occupies the ground and first floors and benefits from direct access onto gated communal grounds. The accommodation comprises a private entrance hallway, a bedroom with doors opening onto the communal grounds, and a bathroom on the ground floor. The first floor offers a spacious reception room with views over the communal gardens, a modern kitchen, and a second bedroom. Further benefits include a private driveway, gas central heating, and a garage.

\*\*\*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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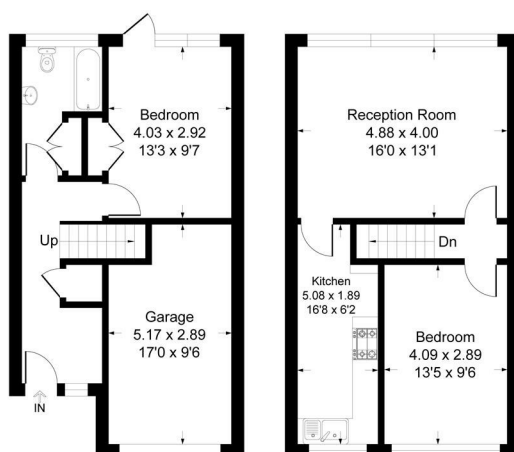






## Handel Lodge, BR2

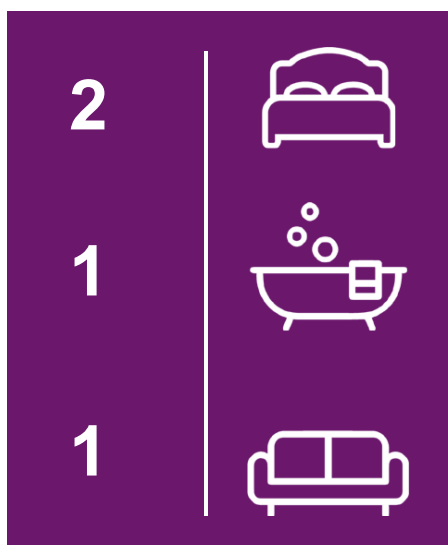
Approximate Gross Internal Area = 73.8 sq m / 795 sq ft  
 Garage = 14.3 sq m / 155 sq ft  
 Total = 88.1sq m / 950 sq ft



Ground Floor

First 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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: C**

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](mailto:info@sinclairhammelton.co.uk)