



Asking Price £695,000 Leasehold

2 Bedroom, Apartment - Retirement

6, Edinburgh Lodge 20 Station Road, Orpington, Greater London, BR6 0FJ

📞 0800 077 8717

✉️ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

🌐 [churchillsl.co.uk](http://churchillsl.co.uk)

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Sales & Lettings  
Retirement Property Specialists

# Edinburgh Lodge

Edinburgh Lodge is a charming development of 27 one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Shopping and leisure facilities are plentiful in Orpington; the Walnuts Shopping Centre houses the Library and Odeon Cinema whilst the Nugent Shopping Park is an out of town shopping area, located about 1.5 miles north of the High Street, and provides a variety of shops, in addition to those in Orpington's High Street.

Orpington also has a number of supermarkets, including two superstores. The Walnuts Leisure Centre includes a swimming pool, a gym, multi-purpose sports hall and squash courts.

Situated to the north of the town are Priory Gardens which has ornamental gardens and ponds and is home to a medieval 'hall house' containing Bromley Museum. Slightly further out, towards the south of Orpington in Farnborough is the High Elms Country Park Local Nature Reserve – 250 acres of countryside combined with a golf course and is a Site of Special Scientific Interest.

Orpington benefits from good transport links with trains from Orpington offering services to London's Charing Cross, Cannon Street and Victoria Stations, Tunbridge Wells, Hastings and Sevenoaks. Buses provide links to destinations such as Bromley, Chislehurst, Crystal Palace and Lewisham.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Edinburgh Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Edinburgh Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Edinburgh Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

**\*\*TWO BEDROOM GROUND FLOOR APARTMENT WITH PATIO\*\***

Welcome to Edinburgh Lodge! Churchill Sales & Lettings are delighted to be marketing this sort after two bedroom, two bathroom ground floor apartment. The property is situated in a desirable position within the development and is conveniently located on the same floor as the owners lounge and entrance.

The Living Room offers ample space for living and dining room furniture, a French door opens to a private patio area with lovely views over the communal gardens and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and frost-free freezer, a washer/dryer and dishwasher.

Bedroom One is a generous double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if desired. An En-suite offers a walk-in shower with handrail, a WC and wash basin with vanity unit beneath.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe. This room could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large walk-in shower with handrail, a WC and wash basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment are two storage cupboards located in the hallway.

Call us today to book your viewing!



# Features

- Two bedroom, two bathroom retirement apartment
- Private patio overlooking communal gardens
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 30th November 2026)  
£5,129.42 per annum.

Approximate Area = 831 sq ft / 77.2 sq m  
For identification only - Not to scale

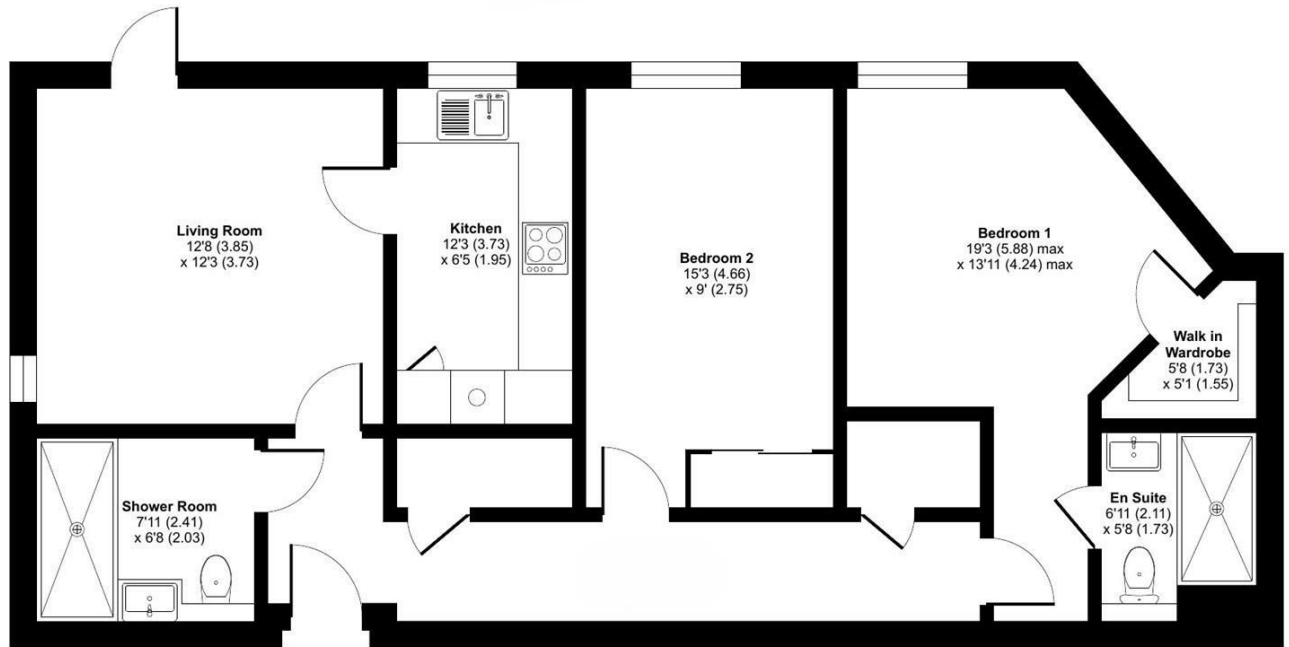
Ground rent £625 per annum. To be reviewed January 2032.

Council Tax Band E

999 year Lease commencing January 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1469893

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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