

Asking Price £395,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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.







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY

This delightful one bedroom second floor apartment is presented in fantastic order and offers spacious and well-proportioned accommodation throughout. Ideally positioned within the development, it enjoys a desirable setting with lovely views overlooking the attractive communal gardens, providing a peaceful and pleasant outlook.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony that enjoys those lovely garden views, and dual aspect windows fill the room with 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, dishwasher, washing machine, fridge and freezer. A window provides light and ventilation.

The Bedroom is a generous double room with a walk-in wardrobe. There is plenty of space for additional furniture if desired and a large window keeps this lovely room bright and airy.

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

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom second floor apartment
- Private balcony with garden views
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Lift to all floors
- Lodge Manager available 5 days a week
- 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 2027) £3,459.04 per annum.

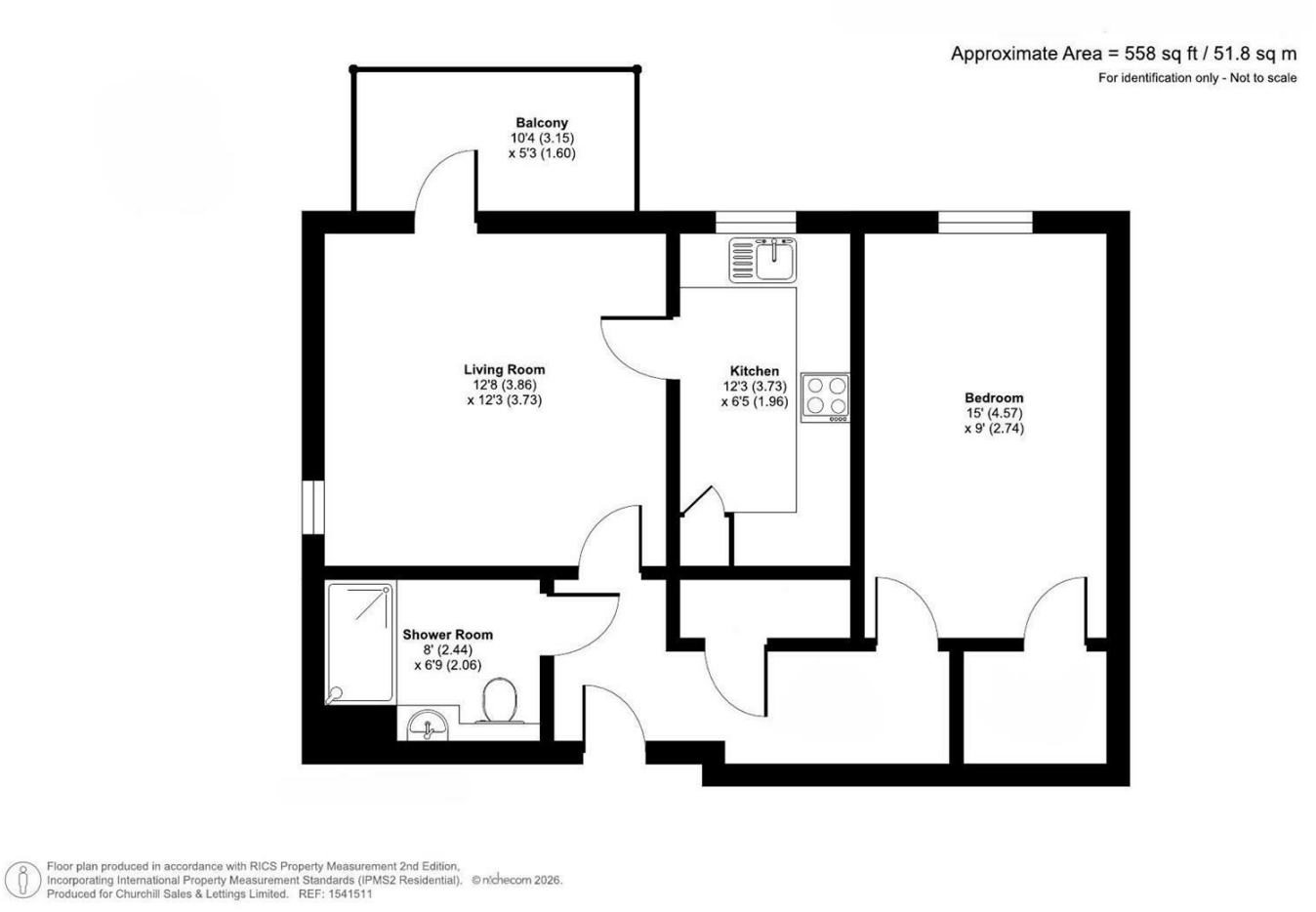
Ground rent £575 per annum. To be reviewed January 2032.

Council Tax Band D

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

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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