



**Asking Price £225,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

33, Bramble Lodge 4 Brambledown Road, Wallington, Greater London, SM6 0TQ

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Bramble Lodge

Bramble Lodge is a stylish development of 42 one and two bedroom retirement apartments in Wallington, a London Borough of Sutton. The Freedom Pass really comes into its own in the area with free travel on almost all public transport in London allowing you to take full advantage of the many shopping, theatre and leisure attractions.

Wallington town centre offers a variety of High Street stores, coffee shops, restaurants and Banks as well as a weekend farmers market for fresh local produce. Transport links are excellent with frequent bus services from right outside the Lodge, to direct trains into London Bridge and Victoria stations.

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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Bramble 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. 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. Bramble Lodge has a fully equipped laundry room and a private owners' car park.

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

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



# Property Overview

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift and stairs.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen offers a range of 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 a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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



# Features

- One bedroom first floor retirement apartment
- Good decorative order throughout
- No forward chain
- Convenient for the lift and stairs
- Fully Fitted Kitchen with Integrated Appliances
- Lodge manager available 5 days a week
- Owners' Lounge & Kitchen 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 of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service charge (Year Ending 31st May 2026): £3,114.88 per annum.

Ground Rent: £847.55 per annum. To be reviewed January 2032

Council Tax: Band C

125 year lease commencing 2011

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.



Living	Width	10'-2" [3090] max	Length	17'-9" [5420] max
Kitchen	Width	6'-8" [2030] max	Length	9'-2" [2780] max
Shower Room	Width	6'-11" [2100] max	Length	8'-11" [2720] max
Bedroom	Width	9'-4" [2840] max	Length	14'-0" [4265] max

EPC Rating: B

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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