



£225,000 Leasehold
One Bedroom, Upper Ground Floor Apartment
Bramble Lodge, 4 Brambledown Road, Wallington, SM6 0TQ

Stratton & King
The retirement property specialists
0800 077 8717



Property Overview

This apartment is a One Bedroom to the Upper Ground Floor of Bramble Lodge, facing to the west side of the building to catch all the afternoon sun. The apartment is modern and in great condition throughout with a modern shower room with walk in shower and a kitchen fully fitted with appliances. The bedroom is large with fitted sliding mirror door wardrobes. Bramble Lodge has landscaped gardens around the Lodge and a great patio for enjoying the sun.



Key Features

- One Bedroom Upper Ground Floor apartment
- Fully Fitted Kitchen with Integrated Appliances
- West Facing for Afternoon Sun
- Lodge manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Guest Suite for visitors & use of over 150 guest suites in Retirement lodges across the country
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Remainder of a 10 Year NHBC warranty







Property & Area Description

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Bramble Lodge is a stylish development of 42 one and two bedroom retirement apartments in Wallington, a London Borough of Sutton. One of the greatest attractions of the area is the Wandle Trail where you can stroll along the River Wandle and eye many historic buildings. 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 wealth of High Street stores, coffee shops and restaurants 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.

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's manager, Sarah, is on hand throughout the day to support the owners and keep the development in perfect shape. Sarah arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin Guest Suite is perfect and available for just £15 per night for 1 visitor and £20 (£10 each) for 2 visitors. The same excellent value is available across more than 100 Churchill Retirement Lodges for owners to visit throughout the UK.

Bramble Lodge is managed by the award winning Millstream Management Services, working closely with Churchill Retirement Living and Stratton & King 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. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet.

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Additional Information

Service charge per 6 months: £876.80

Ground rent per 6 months: £247.50

Council Tax: Band C - £1,367.41 per annum

119 lease years remaining

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.

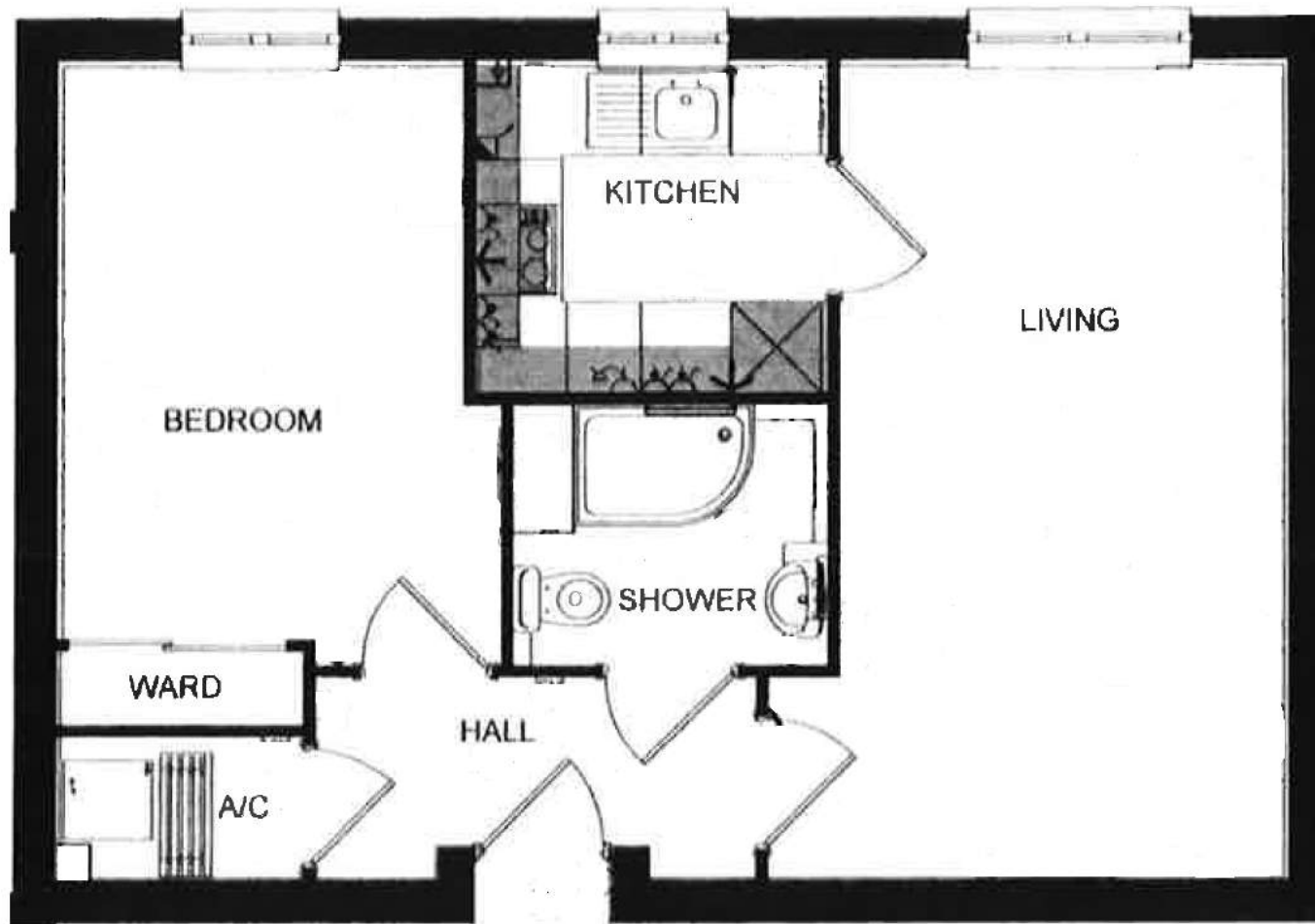
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Floorplan & EPC



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D		
(39 - 54) E			(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Contact Information

Phone: 0800 077 8717

Email: sales@strattonandking.co.uk

Web: StrattonAndKing.co.uk

General Information

VIEWING Only through Stratton & King Ltd, Ringwood Office: 0800 077 8717.

COUNCIL TAX Please refer to www.voa.gov.uk to verify this information.

RESIDENTS must meet the age requirements of each development as per the lease

TENURE The vendor has confirmed verbally that the property is leasehold but you should check this with your legal advisor before exchanging contracts.

SERVICE CHARGES and GROUND RENT are applicable on this property and information on this can be gained from ourselves on request.

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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