



Asking Price £144,950 Leasehold

1 Bedroom, Apartment - Retirement

5, Atkins Lodge 76 High Street, Orpington, Greater London, BR6 0JQ

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Atkins Lodge

Atkins Lodge is a delightful development of 50 one and two bedroom retirement apartments in Orpington, which is a great location with several shopping centres and supermarkets close by to the Lodge. The Walnuts leisure centre is a great local sports centre with swimming pools, a gym, multipurpose sports halls and squash courts. Orpington is well-served by public transport with regular buses and trains into and around London.

The Lodge has a super-efficient Ground Source Heat Pump, which provides heating and hot water to the lodge and the apartments. The Lodge itself is well equipped with a Guest Suite, fully fitted Laundry Room and a Buggy Store with charging point.

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 Living developments across the country. Prices are available from the Lodge Manager.

Atkins Lodge has been designed with safety and security at the forefront. All apartments and communal areas have 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.

Atkins 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.

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



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Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment at the prestigious Atkins Lodge in Orpington.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A door opens to the owners private patio area.

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 freezer.

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

The Shower Room offers a curved 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.

Call us today to book your viewing at Atkins Lodge!



Features

- One bedroom ground floor apartment
- Private patio area
- Fully Fitted Kitchen with Integrated Appliances
- 24 Hour Careline system for safety and security
- Situated close to local shopping facilities and bus routes
- Owners' private car park
- Owners lounge & Kitchen with regular social events
- 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): £3,293.11 per annum.

Ground rent: £718.40 per annum. To be reviewed May 2029.

Council Tax: Band C

125 year Lease commencing May 2015

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.

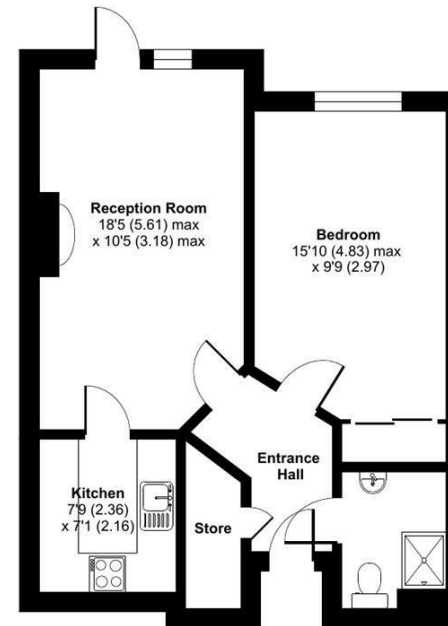
Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating and hot water for the apartment and communal areas, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1202137

Approximate Area = 531 sq ft / 49.3 sq m
For identification only - Not to scale



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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