



PCM £1,300 PCM

1 Bedroom, Apartment - Retirement

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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 Retirement 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 Retirement 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.



Property Overview

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

This beautifully maintained apartment offers deceptively spacious accommodation with freshly re-decorated neutral décor throughout.

The living room is a generous size and has a feature fireplace with attractive surround. The living room allows access to the patio area and the Kitchen.

The modern fitted Kitchen has a range of eye and base level units with working surfaces over and tiled splashbacks. The Kitchen offers integrated appliances which include a fridge, freezer, cooker, hob and waist height oven.

The bedroom is a generous double room which has a fitted sliding mirror door wardrobe and a large window for natural light.

The shower room has a large curved glass shower cubicle, a WC and a wash hand basin. This room is perfectly finished with a vanity unit and an electric towel heater.

This wonderful apartment also a storage cupboard which is located in the hallway.



Features

- One bedroom, ground floor apartment
- Private patio area
- Water, sewerage and heating included
- 24 Hour Careline system for safety and security
- Situated close to local shopping facilities and bus routes
- Fully Fitted Kitchen with Integrated Appliances
- Owners lounge & Kitchen with regular social events
- Guest suite for visitors & use of guest suites in Retirement lodges across the country
- Beautifully maintained throughout



Key Information

Council Tax Band C

Please check regarding Pets with Churchill Sales & Lettings

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

Security Deposit

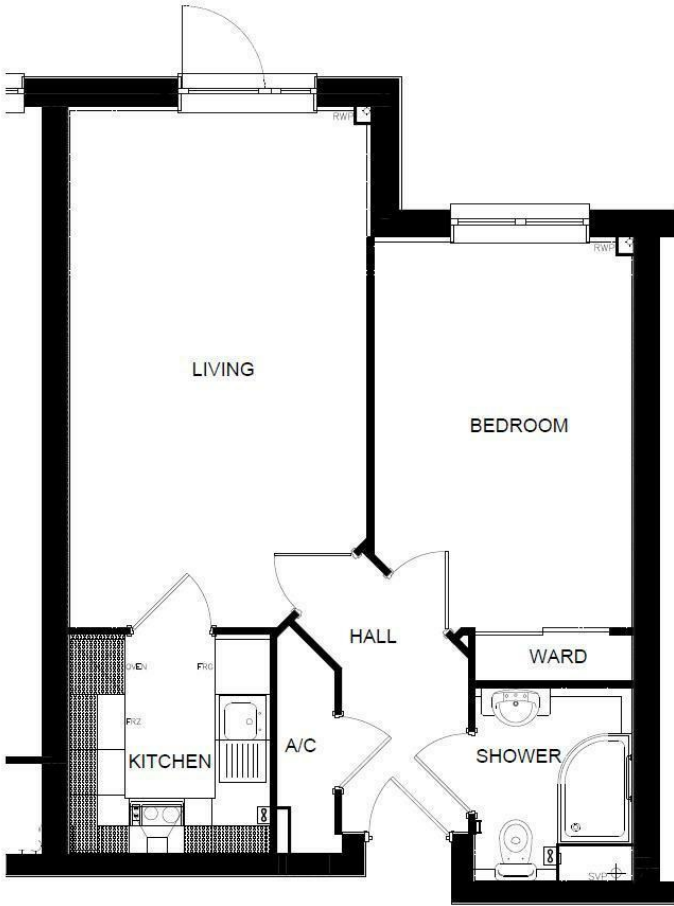
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B



Living	Width	10'-7" [3230]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2805]	max	Length	13'-10" [4210]	max

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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