

11 Gable Lodge

2 Beckenham Road, West Wickham, Kent, BR4 0QT



PRICE: £85,000

Lease: 99 years from 1984

Property Description:

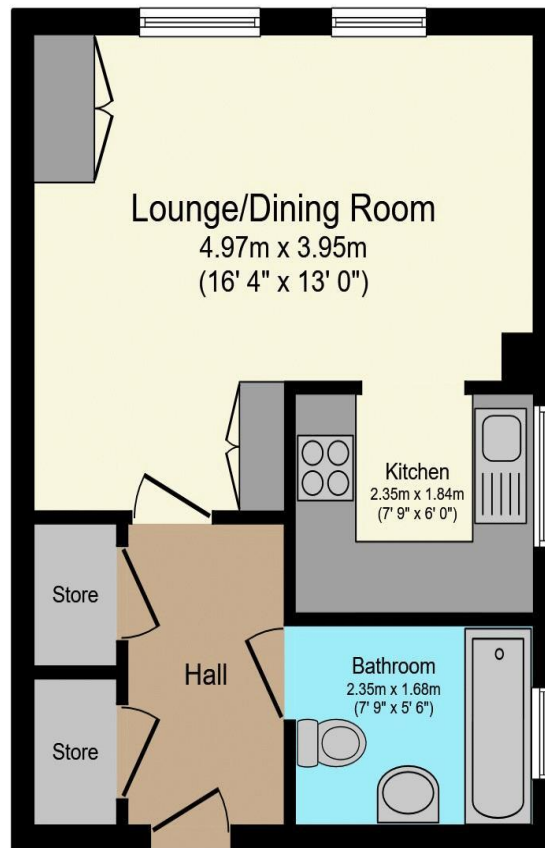
A STUDIO APARTMENT LOCATED ON THE FIRST FLOOR Gable Lodge was constructed by Global Homes Limited and consists of 25 apartments arranged over three floors, purpose built for the retired. The development has a 24 hour emergency Appello call system and a security entry system on the main door. There is a residents lounge with kitchen, fully equipped laundry room, lift to all floors, parking facilities and a guest suite for visiting friends and relatives. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal laundry
Security door entry system
Lift to all floors
Guest suite

Visiting Development manager 8.30 - 12.30
Mon - Fri
24 hour Appello emergency call system
Parking facilities may be available
Lease : 99 years from 1984

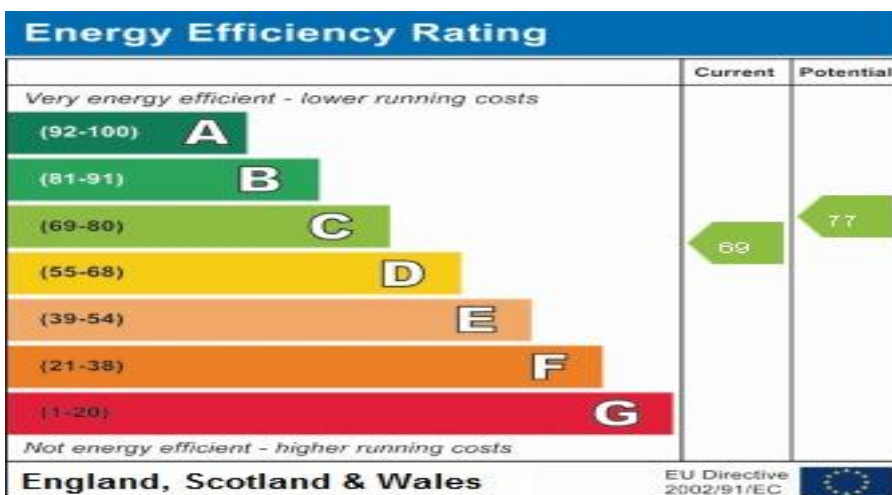


**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 32.7 sq.m. (352 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending:

31/3/26

Annual Ground Rent:

£150.00

Ground Rent Period Review:

2050

Annual Service Charge:

£3,722.80

Council Tax Band:

A

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.