

10 Beaumont Lodge

61 Addington Road, West Wickham, Kent, BR4 9BN



PRICE: £125,000

Lease: 99 years from 1988

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

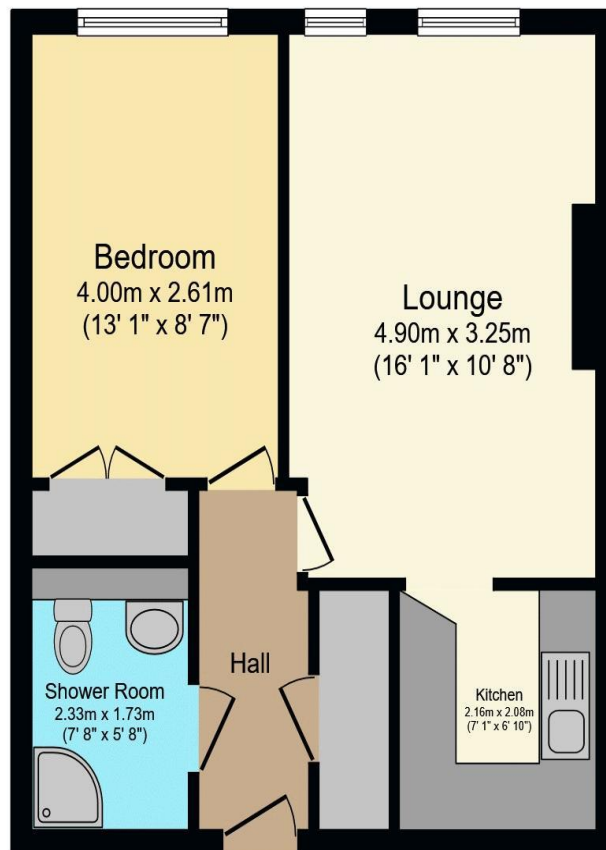
Beaumont Lodge comprises of 18 Apartments situated on 2 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises of an Entrance Hallway, Lounge, Kitchen, one or two Bedrooms and Bathroom. There is a resident's lounge, communal gardens and a visiting Development Manager. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. Subletting is not permitted at this development.

Residents' lounge
Visiting Development Manager
Lift access to first floor

Communal Gardens
Minimum Age 55
Lease: 99 years from 1988



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



Total floor area 42.7 sq.m. (459 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/03/2026

Annual Ground Rent:

£225.00

Ground Rent Period Review:

2038

Annual Service Charge:

£4,560.44

Council Tax Band:

C

Event Fees:

0.50 Transfer

0.00 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.