

## 7 Gable Lodge

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



**PRICE: £190,000**

**Lease: 139 years from 1984**

### Property Description:

#### **A TWO BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR BENEFITTING FROM A LEASE EXTENSION**

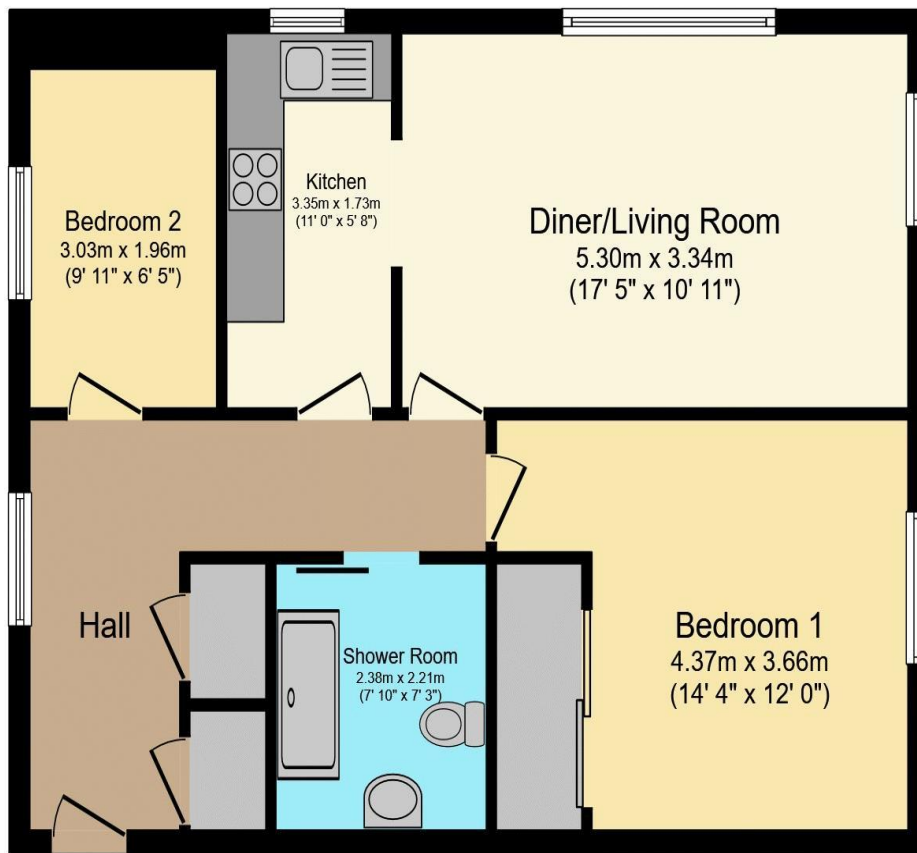
Gable Lodge was constructed by Global Homes Limited and consists of 25 apartments arranged over three floors; purpose built for the retired. The development has a 24-hour emergency Appello call system and a security entry system on the main door. There is a residents lounge with kitchen, fully equipped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

Residents' lounge & Guest Suite  
Communal laundry  
Security door entry system  
Lift to all floors  
Communal Gardens

Visiting Development Manager  
24-hour Appello emergency call system  
Parking  
Lease: 139 years from 1984



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



Total floor area 65.2 sq.m. (702 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£120.00**

**Ground Rent Period Review:**

**2050**

**Annual Service Charge:**

**£3722.80**

**Council Tax Band:**

**C**

**Event Fees:**

**0.00 Transfer**

**0.00 Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



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.