



# 17 Sycamore Lodge Sevenoaks Road , Orpington, BR6 9JL

£225,000



# 17 Sycamore Lodge Sevenoaks Road

, Orpington, BR6 9JL

£225,000



## Description

This LARGER STYLE two bedroom first floor apartment is located on the first floor of this highly sought-after block of retirement flats, Sycamore Lodge, for those of us aged over 55 years of age. Offered to the market with no onward chain, the property benefits from a good sized refitted kitchen with built in appliances and walk-in larder; refitted shower room with walk-in shower; good sized lounge; and two bedrooms (one currently used as a dining room with archway from the lounge - but this could easily be altered to form a separate room again, if required). Upon entering the apartment, one is immediately struck by it's feeling of brightness and space (quite rare with some retirement homes). There is ample storage, including a large walk-in cupboard with light in the hallway. Sycamore Lodge has been a firm favourite for retirement living for many years here in Orpington. With staircases and lifts to all floors, communal facilities also include a wonderful residents' lounge, laundry, well maintained south facing gardens, a guest suite available to residents' visitors, and a part-time lodge manager, plus emergency 24 response with pull chords. in all rooms.

This "chain-free" apartment is just a short level walk to Orpington High Street with it's comprehensive selection of shops, coffee shops, restaurants and leisure facilities including The Odeon Cinema complex. Access can also be gained to the mainline station, and bus routes serving many locations.

## Communal Entrance

Entryphone system. Lifts and staircases leading to all floors.

## Hallway

Entryphone system. Emergency pull chord. Wall light points. Large walk-in cloaks cupboard with light, and housing electric meter and consumer unit. Coving to ceiling. Airing cupboard housing hot water cylinder.

## Lounge

16'7" x 9'10" max (5.05m x 3.00m max)

Double glazed window. Emergency pull chord. Dimplex heater. Coving to ceiling. Wall light points. Marble effect fireplace and surround, and with decorative mantel. Through to:-

## Kitchen

11'10" x 6'0" (3.61m x 1.83m )

A particularly spacious kitchen, attractively refitted with a range of "Shaker" style base and drawer units with colour coordinated marble worktops incorporating inset sink and drainer, together with matching up ends. Integrated Bosch induction hob with matching colour coordinated marble splashback, and extractor hood above. Separate unit housing integrated Bosch electric oven. Built-in slimline dishwasher, and under-counter fridge. Wall mounted electric Dimplex fan heater. Emergency pull chord. Double glazed window. Walk in larder with shelving and light.

## Bedroom 1

16'9" x 8'2" max (5.11m x 2.49m max)

Double glazed window. Night Storage heater. Emergency pull chord. Wall light points. Fitted wardrobe with mirror sliding doors. Coving to ceiling.

## Bedroom 2

16'9" x 6'10" (5.11m x 2.08m)

Currently used as Dining Room with archway through to the lounge, in addition to the original doorway from the hallway. The arch can easily be blocked in once more, if a second, separate room is required. Double glazed window. Night storage heater. Wall light points. Emergency pull chord.

## Shower Room

Once again, attractively refitted. White contemporary style suite comprising:- walk-in full enclosed shower cubicle with marble effect wall surrounds; low level WC; and wall mounted vanity wash hand basin, with tiled splash back, and with cupboards beneath. Emergency pull chord. Heated towel rail. Extractor.

## Communal Areas

Residents' Lounge kitchen area and a chance to meet fellow residents.

Communal Laundry.

Lodge Manager's office.

Guest Suite available by prior arrangement.

## Gardens & Grounds

Non-allocated residents' and visitors' parking, plus

well kept gardens (backing approximately south) with lawn, and large terrace.

## Agent's Notes

The following information is provided as a guide only, in all good faith, and should be verified by a purchaser and/or their solicitor prior to exchange of contracts-

Council Tax Band: "D"

EPC Rating: "C"

Total Square Meters: Approximately 61

Total Square Feet: Approximately 653

Lease- Approx. 64 years remaining (99 years from 1989)

Ground Rent Charge- Approx. £150 per annum

Maintenance Charge- Approx. £4,953.04 per annum

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.



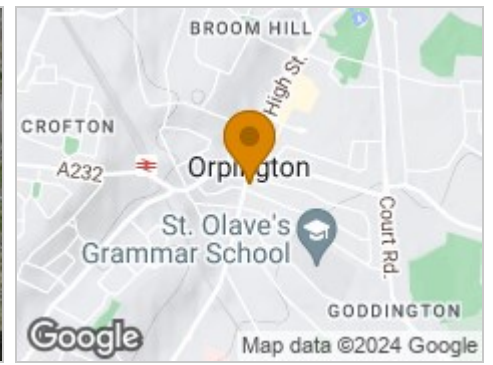
## Road Map



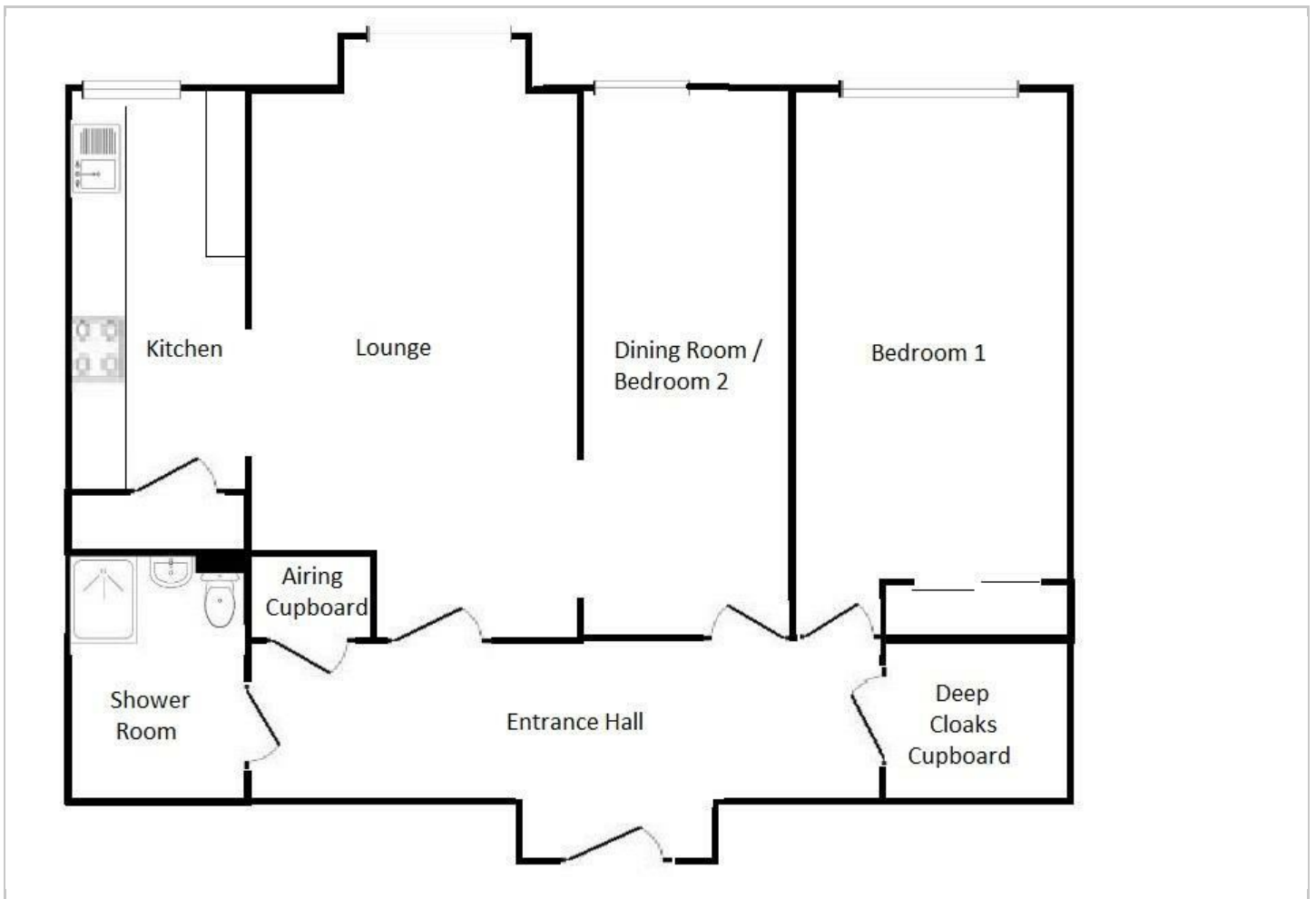
## Hybrid Map



## Terrain Map



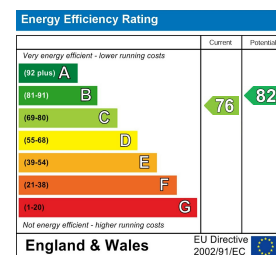
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.