



## High Street, Orpington, , BR6 0JQ

£160,000 Leasehold



ATKINS LODGE - 1 BED RETIREMENT APARTMENT, BUILT BY CHURCHILL, AND CONVENIENTLY SITUATED IN THE HEART OF ORPINGTON AND CLOSE TO THE HIGH STREET AND STATION.



### Discription

Situated on the second floor of the most sought-after and centrally located Atkins Lodge development of modern Churchill Retirement Living homes, this apartment includes a lounge with Juliet south facing balcony modern fitted kitchen, double bedroom, and shower room. There is also plenty of storage with three built-in cupboards. Exclusively for those of 60 years or over, residents of Atkins Lodge take advantage of extensive benefits including a full-time manager, a communal lounge that hosts regular social events, a laundry room and well maintained communal grounds. There is also guest suite which residents' visitors can pre-book for a small fee. The development is fitted with a camera entry system, and there is a 24 hour emergency call system. Atkins Lodge is conveniently located, in the heart of Orpington, close to local parkland; bus routes leading to a variety of destinations including the station, the Nugent Retail Park, and Bromley Town Centre; a vast array of shops, cafes, bars and restaurants; as well as the Odeon Cinema, and library.

### Communal facilities

There is a spacious owners' lounge with views over the communal grounds. Regular coffee mornings, and social events take place here.

There are guest suite facilities available (by prior arrangement and cost). There are laundry facilities.

There is a large buggy/scooter store - with charging point.

Externally, the development includes landscaped grounds, together with owners' car park.

### Communal entrance

Security video system. Lodge Manager's "welcome" desk. Lifts and staircases leading to all floors.

### Lounge

Radiator, Juliette balcony to rear. attractive feature fireplace.

### Kitchen

Fitted with a range of wall, base and drawer units with partly tiled walls and colour coordinated worktops. Inset stainless steel single bowl single drainer sink unit. Wall mounted fan heater. Double glazed window to rear. Integrated ceramic hob with extractor over, and separate unit housing oven, and built-in under counter fridge and separate freeze

### Bedroom

Double glazed window to rear. Radiator

### Shower room

Attractively fitted with a white suite comprising:- corner shower cubicle, low level WC, and vanity wash hand basin unit with storage beneath. Fully tiled walls with decorative border. Ladder style radiator. Extractor fan.

### Lease details and charges

he following information has been provided by the seller. Please note any charges may be subject to reviews and should be verified by your solicitor prior to exchange of contracts-

Original Lease Term: 125 years

Unexpired Lease: Approximately 115 years

Ground Rent: TBA

Service Charge: TBA

Review Date: TBA

Ground Rent and Service charges are payable half yearly in advance, and we await full details.

We are advised that owners' pets are permitted, with the prior consent of the management company (Millstream Management Services). We understand that the Service Charge includes: Careline system, buildings insurance, wall and sewage rates, ground source heat pump for heating and hot water in the property, communal cleaning, utilities and maintenance of the building. lifts and garden, as well as lodge manager, and a contribution towards a contingency fund. Naturally, a solicitor is advised to verify all of this, on behalf of a buyer, prior to an exchange of contracts.

Please note this property is only available to over 60s (or couples where one person is over 55, and one is over 60).

### Agents note

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: "D"

EPC Rating: "B"

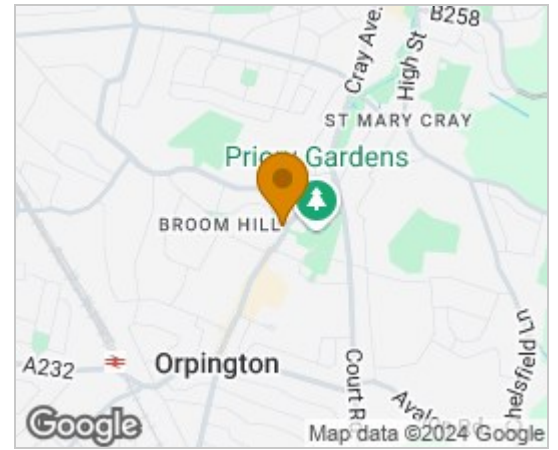
Total Square Meters: Approx. 46

Total Square Feet: Approx. 496

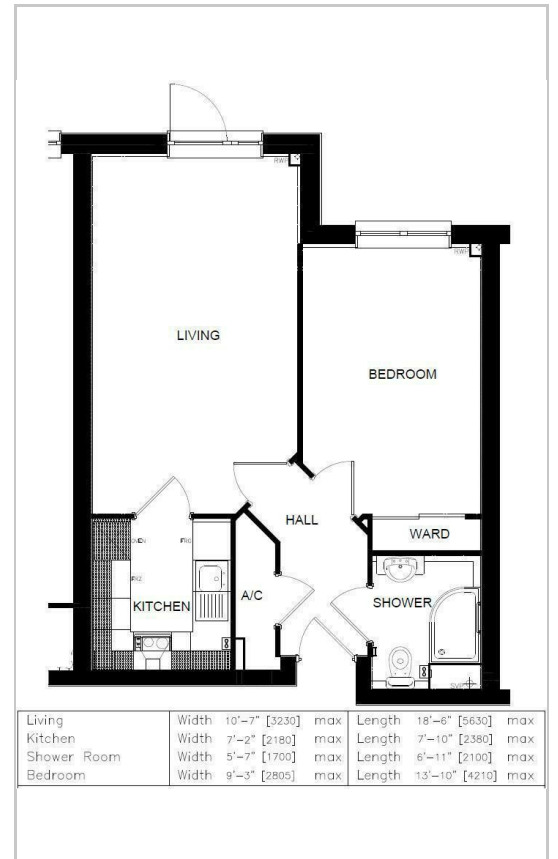
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

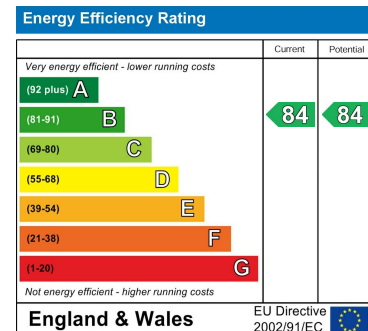
## Area Map



## Floor Plans



## 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.

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