



Total area: approx. 52.9 sq. metres (569.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Summerlands Lodge | Wellbrook Road | Orpington | BR6**

**£240,000**

- Top floor retirement flat
- Sizeable double bedroom with built-in wardrobes
- Lift access
- Communal lounge and gardens
- Double-aspect Lounge/Dining Room
- Fitted bathroom with walk-in shower unit
- Modern kitchen
- Well-maintained throughout

£240,000 Leasehold



A rare opportunity to purchase a larger than average retirement apartment within the popular Summerlands Lodge development which is conveniently situated for easy access to shops and services as well as transport links in Locksbottom. Situated on the top floor and to the rear of the block (with both lift and stair access), the property provides a double aspect and therefore light lounge/dining room, an ample size double bedroom (which would also fit 2 single beds quite comfortably) with built-in wardrobes, a spacious modern fitted kitchen and a good sized bathroom which has had a walk-in shower fitted in recent years. All rooms contain emergency pull cords with a 24hr careline system installed. Internally, the apartment has been very well-maintained throughout by the previous owner and is therefore ready to move into. Outside, you will find well-established and attractive communal gardens, there is also ample communal parking spaces for residents and visitors. Also worthy of a mention are the amenities on offer to residents, including but not limited to; warden assistance, a communal lounge (which is a hub of social activity for the residents), a laundry room and also a Guest Suite for friends and family to stay in when they visit. This is a highly sought after development and with the benefit of no onward chain we recommend your earliest attention.

Lease details: Approx 88 years unexpired  
Ground Rent: £150pa  
Service Charge: £280pcm

## Summerlands Lodge, Orpington, BR6



### Communal Entrance

3.85m x 1.08m (12'8" x 3'7")

Door leading to communal entrance hall with; lift giving access to 3rd floor, private door into entrance hall, coved ceiling, access to loft, storage cupboard housing meters, security and alarm system, fitted carpet.

### Lounge

5.38m x 3.39m (17'8" x 11'1")

Double glazed box bay window to rear, double glazed window to side, coved ceiling, brand new electric heater controlled by thermostat, emergency pull cord, fitted carpet.

### Kitchen

3.35m x 2.63m (10'12" x 8'8")

Double glazed window to side, stainless steel bowl style sink unit with mixer tap, cupboards and drawers under, extensive range of wall and base units, extensive working surfaces with splashback tiling, space for fridge freezer, newly fitted electric cooker (installed in October 2022) with extractor fan over, vinyl flooring.

### Bedroom

4.47m x 3.08m onto wardrobe (14'8" x 10'1")

Double glazed window to rear section of block, built-in double wardrobes, coved ceiling, emergency pull cord, storage heater, fitted carpet.

### Bathroom

1.94m x 2.20m (6'4" x 7'3")

Fully tiled walls, newly installed walk-in shower unit, low level W.C, airing cupboard housing hot water cylinder, emergency pull cord, wall mounted electric heater, extractor fan.

### Communal Areas

Communal lounge area for residents, laundry room, kitchen and dining room. Plus Guest Suite available to hire.

### Garden

Extensive well maintained and manicured gardens surrounding property.

### Communal parking for residents and guests

