



Total area: approx. 49.8 sq. metres (536.5 sq. feet)



**Summerlands Lodge | Wellbrook Road | Orpington
| BR6
£200,000**

- Ground floor
- 1 Bedroom
- Easy access to public transport and shops
- Shower room
- Private patio
- Warden assisted development
- Modern kitchen
- Residents lounge



Kenton are delighted to present this 1 bedroom ground floor retirement flat with a private patio area, situated within the ever-popular Summerlands Lodge developments, located within short walking distance to Locksbottom High Street and its range of amenities and transport links. The living room is both well-proportioned (with ample space for a dining table as well, for instance), in turn opening onto an equally well-proportioned and contemporary fitted kitchen. The bedroom is of double size and features built-in wardrobes. Furthermore, there is a shower room featuring a walk-in shower for easy access. Evidently, the flat has been very well-maintained by the previous owner and is resultantly presented in good condition throughout. Externally, the aforementioned private patio overlooks the communal grounds, and as such is a very peaceful spot for one to sit and relax. Additionally, there are also ample communal parking spaces for both 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. Locksbottom High Street and its array of; handy shops, eateries and facilities is just a short walk away, as mentioned. Additionally, there are also numerous easily-accessible bus stops nearby. Marketed with the benefit of no onward chain. LEASE/ASSOCIATED CHARGES DETAILS; - Kenton understands that the lease term is 125 years from inception in 1985 - Kenton understands that there is a ground rent payable, equating to £150.00 per annum - Kenton understands that there is a service charge payable, equating to £3,360.00 per annum

Asking price of £200,000





