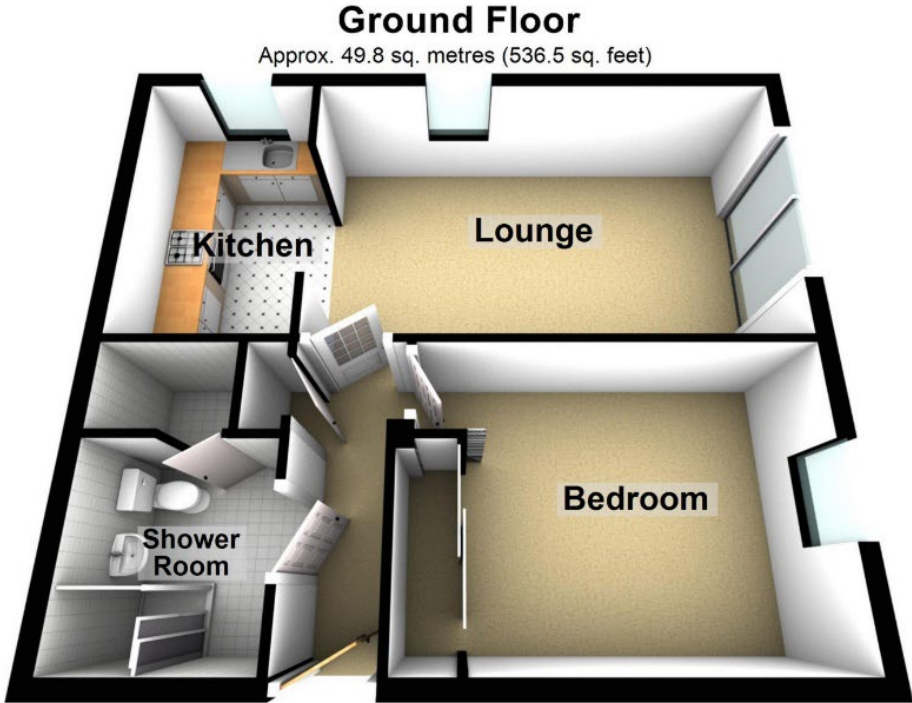
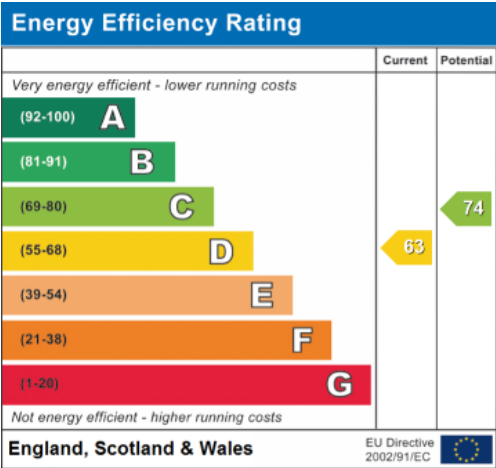




Total area: approx. 49.8 sq. metres (536.5 sq. feet)



**Summerlands Lodge | Wellbrook Road | Orpington  
| BR6**  
Asking price of £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 Leasehold



Summerlands Lodge, Wellbrook Road, Orpington,  
BR6



Hallway

Storage cupboard housing meters, entrance phone, fitted carpet.

Lounge

17'2" x 10'9" (5.24m x 3.27m)  
Double glazed window to the side, double glazed sliding patio door to the front, wall-mounted electric heaters, coved ceiling, fitted carpet. Opening on to:

Kitchen

10'11" x 6'11" (3.33m x 2.12m)  
Double glazed window to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces with splashback tiling, space for electric cooker, space for fridge freezer, vinyl flooring.

Bedroom

13'8" x 10'4" (4.16m x 3.14m)  
Double glazed window to the front, built-in double wardrobe, electric heater, coved ceiling, fitted carpets.

Bathroom

6'5" x 7'1" (1.95m x 2.15m)  
Fully-tiled walls, independent walk-in shower cubicle, low-level WC, wash hand basin, wall-mounted electric fan heater, cupboard housing water cylinder, vinyl flooring.

Private Patio Area

Mature shrubs giving some privacy, space for small garden table and chairs

