Asking Price £699,950 Leasehold

2 Bedroom, Apartment - Retirement

2, Edinburgh Lodge 20 Station Road, Orpington, Greater London, BR6 0FJ

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Edinburgh Lodge

Edinburgh Lodge is a charming development of 27 one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Shopping and leisure facilities are plentiful in Orpington; the Walnuts Shopping Centre houses the Library and Odeon Cinema whilst the Nugent Shopping Park is an out of town shopping area, located about 1.5 miles north of the High Street, and provides a variety of shops, in addition to those in Orpington's High Street.

Orpington also has a number of supermarkets, including two superstores. The Walnuts Leisure Centre includes a swimming pool, a gym, multi-purpose sports hall and squash courts.
Situated to the north of the town are Priory Gardens which has ornamental gardens and ponds and is home to a medieval 'hall house' containing Bromley Museum. Slightly further out, towards the south of Orpington in Farnborough is the High Elms Country Park Local Nature Reserve – 250 acres of countryside combined with a golf course and is a Site of Special Scientific Interest.
Orpington benefits from good transport links with trains from Orpington offering services to London's Charing Cross, Cannon Street and Victoria Stations, Tunbridge Wells, Hastings and Sevenoaks. Buses provide links to destinations such as Bromley, Chislehurst, Crystal Palace and Lewisham.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Edinburgh Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Edinburgh Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Edinburgh Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

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Property Overview

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

BRAND NEW

Situated in a fantastic Southerly facing position in the development is this delightful two bedroom, two bathroom apartment. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe. An En-Suite offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower room offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!

Features

- Two bedroom two bathroom apartment
- Brand new
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Owners' private car park
- Buggy store with charging points
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 30th November 2026)
£5,129.42 per annum.

Ground rent £625 per annum. To be reviewed January 2032.

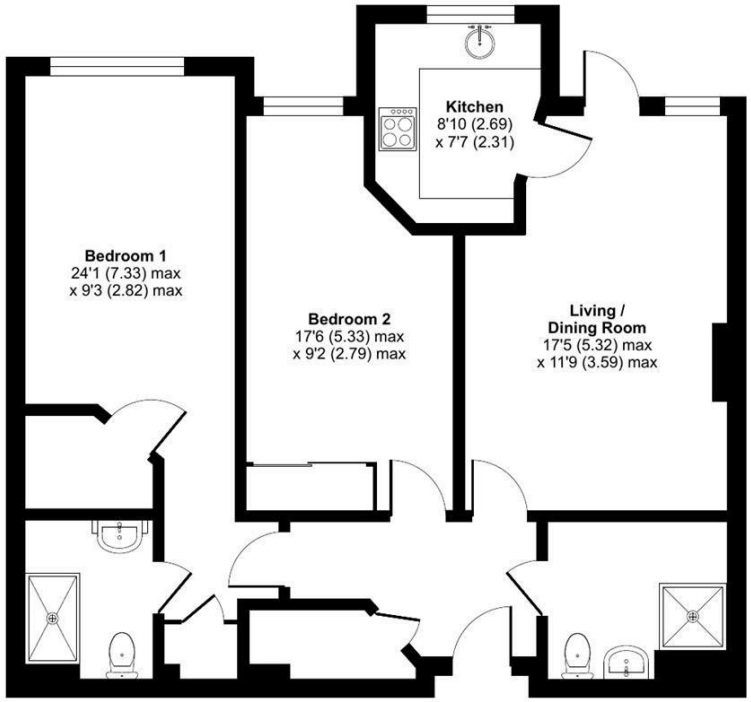
Council Tax Band E

999 year Lease commencing January 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 812 sq ft / 75.4 sq m
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1369099

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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