

Asking Price £330,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Burlington Lodge Birchwood Park Avenue, Swanley, Kent, BR8 7AU

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

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Burlington Lodge

Situated on Birchwood Park Avenue in the town of Swanley, Burlington Lodge is a stylish development of 34 one- and two-bedroom retirement apartments.

Burlington Lodge is conveniently located for the town and local amenities. The excellent transport links are a real benefit of Swanley. There are quick links to central London and good access to the M25. Buses also service the area and deliver delightful journeys to the magical heartlands of the Weald.

Burlington Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists with 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Burlington 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.

Burlington 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.

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







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

ONE BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT WITH BALCONY

This fantastic one bedroom apartment is presented in very good order throughout and is conveniently located near the stairs and lift providing easy access within the development. The property is offered with vacant possession and no onward chain, ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a generous double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if desired and a large window keeps this lovely bedroom bright and airy.

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

Perfectly complementing this wonderful apartment is a large storage cupboard located in the hallway.

This apartment must be viewed!







Features

- One bedroom upper ground floor apartment with balcony
- Fully fitted modern kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24-hour Careline system for safety and security
- Owners' private car park
- Lift to all floors
- Landscaped gardens
- 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 2027)
£3,435.81 per annum.

There is no ground rent collected at this development

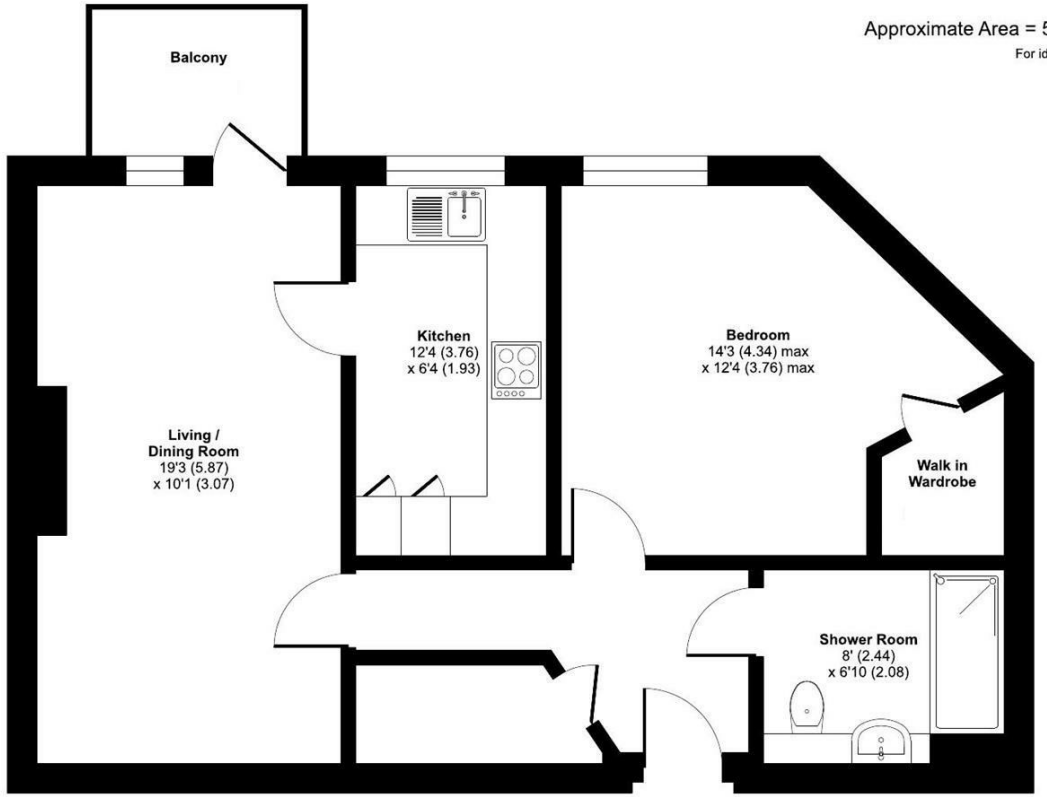
Council Tax: Band C

999 lease years commencing 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, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1542359

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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