



Edinburgh Lodge, Station Road, South Orpington, Kent, BR6 0FJ



Guide Price £300,000 - £325,000

Leasehold

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Edinburgh Lodge, Station Road, South Orpington, Kent, BR6 0FJ

A superb one bedroom GROUND floor retirement flat situated close to Orpington Mainline Station. The property is immaculately presented and benefits from direct access onto landscaped communal gardens.

Property Features

- Age Exclusive Development Built In 2021
- Attractive Landscaped Communal Gardens
- 24 Hour Careline Support System
- Owners Lounge & Conservatory Area
- Sought After Location
- Residents Parking
- Chain Free
- Council Tax: D
- EPC Rating: C



Interior

Communal Areas/Entrance: There are communal areas inside the development including the hallway, residents lounge, laundry room and guest suite. There is a lift to all floors, a house manager and a 24 hour emergency call system.

Private Entrance Hall: Entry phone system. Large built in storage cupboard.

Lounge: 5.84m x 3.2m (19'2" x 10'6") Double glazed doors giving direct access onto a patio area and the communal gardens. Fitted carpet.

Kitchen: 3.76m x 1.96m (12'4" x 6'5") Fitted with a modern range of wall and base units with complimentary work surfaces. Integrated oven, electric hob and extractor canopy. Built in fridge freezer and dishwasher. Sink unit & drainer. Tiled splashbacks. Double glazed window to rear.

Bedroom: 3.7m x 3.1m (12'2" x 10'2") Double sized bedroom with double glazed window to rear, large built in wardrobe and fitted carpet.

Shower/Wet Room: Fitted with a large walk in shower cubicle, wash hand basin set in vanity unit and wc. Chrome heated towel rail.

Exterior

Attractive Communal Gardens. Beautifully landscaped and laid to lawn with various shrubs and a seating area.

Residents Parking: Please note that this is not allocated.

Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 54.5 sq. metres (586.4 sq. feet)

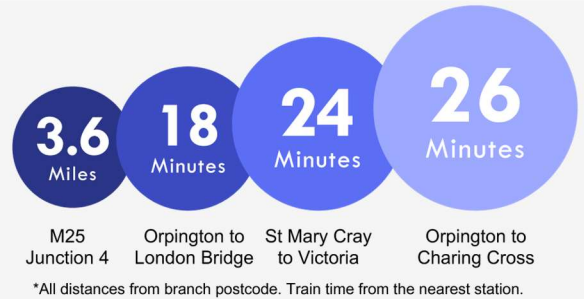
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Property Location

Station Road, South Orpington, Kent, BR6 0FJ



Leasehold Information

Original Lease Term: 999 Years from 2022

Unexpired Lease: Approximately 998 Years

Current Ground Rent: Approximately £575.00 per Annum

Next Ground Rent review date: 31st December 2032

Current Service Charge: Approximately £280.75 per month (this includes building insurance and water charges)

Please note these charges may be subject to reviews and should be verified by your solicitor.

A 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of the sale of the property.

Additional Information

Edinburgh Lodge requires at least one apartment Owner to be age 60 or older with any second Owner to be age 55 or older.

Edinburgh Lodge is within walking distance to both Orpington High Street and Station and local bus routes.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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