



Asking Price £630,000 Leasehold

2 Bedroom, Apartment - Retirement

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



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# 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 Retirement 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 Retirement 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.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom, two bathroom first floor apartment. The property has a lovely Balcony and is convenient for the lift and stairs.

The Lounge offers ample space for living and dining room furniture with a door opening onto the Balcony.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring ceramic hob with extractor hood over, a fridge, a frost-free freezer, washer/dryer and dishwasher.

Bedroom One is a generous double room with a useful walk in wardrobe and plenty of space for additional bedroom furniture if required.

The En Suite Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

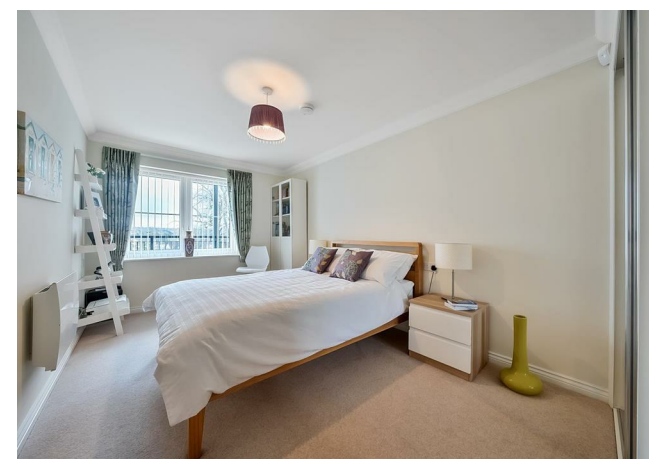
Bedroom Two is another good size room with a built in mirrored wardrobe and could also be used as a separate Dining Room, Study or Hobby Room.

The Wet Room has a screen, a handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.



# Features

- Two bedroom, two bathroom retirement apartment
- Own Balcony
- Excellent decorative order
- Convenient for the lift and stairs
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- 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 Retirement Living developments across the country.



# Key Information

Service Charge (Year ending 30th November 2025) £5,370.49 per annum.

Ground rent £625.00 per annum. To be reviewed January 2032

Council Tax Band E

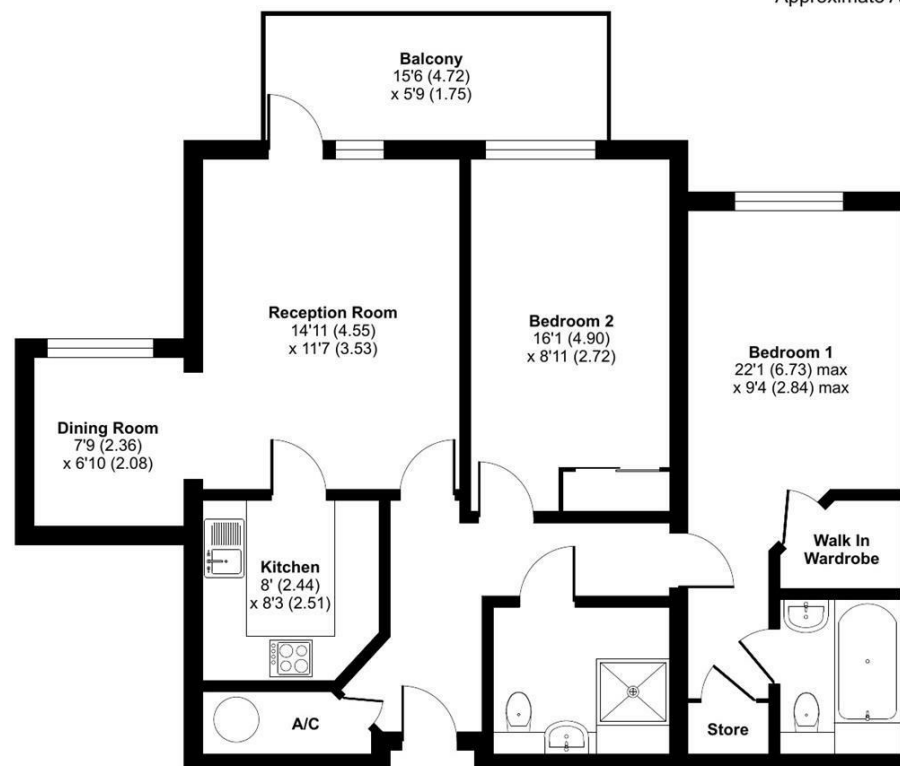
999 year Lease commencing January 2022

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, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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.

Approximate Area = 884 sq ft / 82.1 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1101414

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.





☎ 0800 077 8717

✉ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

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