




Asking Price £230,000 Leasehold

1 Bedroom, Apartment - Retirement

12, Bramble Lodge Brambledown Road, Wallington, Greater London, SM6 0TQ

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Sales & Lettings
Retirement Property Specialists

Bramble Lodge

Bramble Lodge is a stylish development of 42 one and two bedroom retirement apartments in Wallington, a London Borough of Sutton. The Freedom Pass really comes into its own in the area with free travel on almost all public transport in London allowing you to take full advantage of the many shopping, theatre and leisure attractions.

Wallington town centre offers a variety of High Street stores, coffee shops, restaurants and Banks as well as a weekend farmers market for fresh local produce. Transport links are excellent with frequent bus services from right outside the Lodge, to direct trains into London Bridge and Victoria stations.

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.

Bramble 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. 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. Bramble Lodge has a fully equipped laundry room and a private owners' car park.

Bramble 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.

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



Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom upper ground floor apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light.

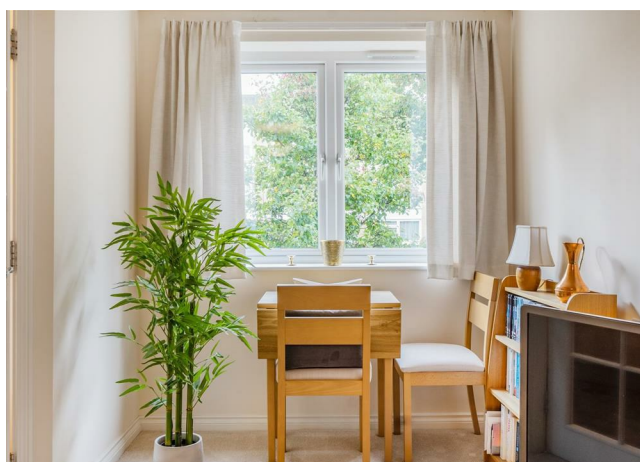
The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and freezer.

The Bedroom is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Bathroom offers a bath with overhead shower and handrail, a heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Bramble Lodge!



Features

- One bedroom upper ground floor apartment
- No onward chain
- South facing
- Fully Fitted Kitchen with Integrated Appliances
- Owners' Lounge & Kitchen with regular social events
- Owners' private car park
- Lodge manager available 5 days a week
- Great location close to the town centre & excellent transport links
- 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 any of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service charge (Year Ending 31st May 2025):
£2,962.04 per annum.

Ground Rent: £588.65 per annum. To be reviewed
January 2025

Council Tax: Band D

125 year lease commencing 2011

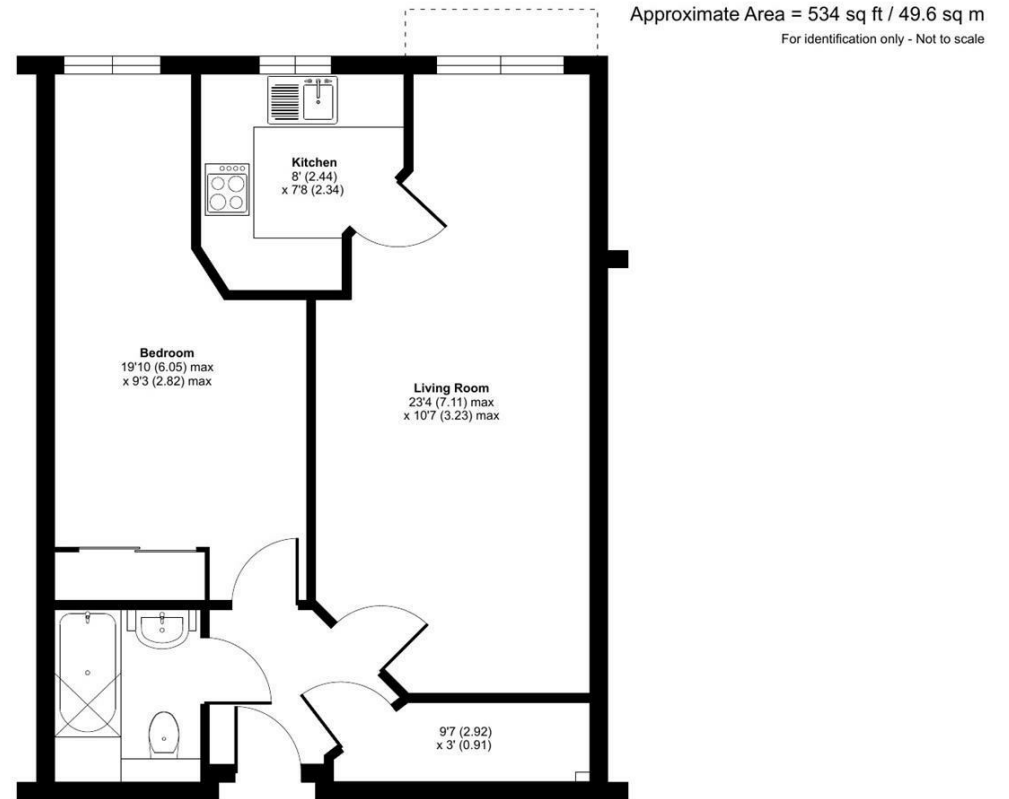
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1206836



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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