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**Asking Price £270,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

13, Bramble Lodge 4 Brambledown Road, Wallington, Surrey, SM6 0TQ



**0800 077 8717**



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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 Retirement 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 Retirement 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.



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# Property Overview

## \*\*TWO DOUBLE BEDROOM RETIREMENT APARTMENT\*\*

Situated in a fantastic South-Westerly position in the development is this delightful one bedroom apartment which benefits from a private patio. 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 and has a feature electric fireplace with attractive surround. Dual aspect windows provide 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 a freezer. A window allows for light and ventilation.

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

Bedroom Two is another good-sized double that could also be used as a separate Dining Room, Study or Hobby Room.

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

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.





# Features

- Two double bedroom Upper Ground Floor Retirement Apartment
- Views over the communal gardens
- Sought after development in Wallington
- Fully Fitted 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
- Great location close to the town centre & excellent transport links
- 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.



# Key Information

Service charge (Year Ending 31st May 2026): £4,650.17 per annum.

Approximate Area = 628 sq ft / 58.3 sq m  
For identification only - Not to scale

Ground Rent: £941.72 per annum. To be reviewed January 2032.

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.

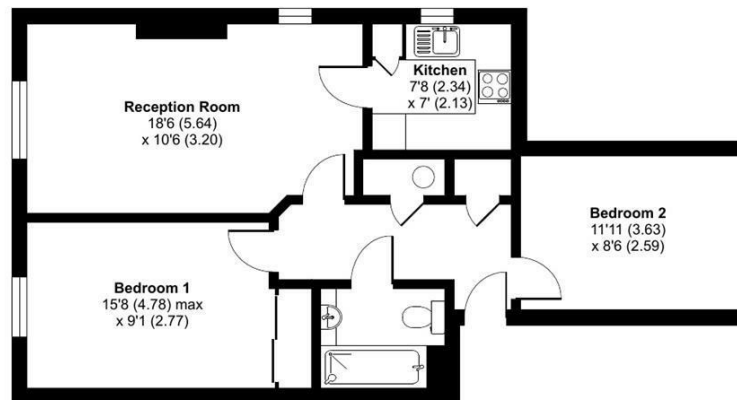
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1119139



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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