Asking Price £249,995 Leasehold

2 Bedroom, Apartment - Retirement

14, Atkins Lodge 76 High Street, Orpington, Greater London, BR6 0JQ

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Atkins Lodge

Atkins Lodge is a delightful development of 50 one and two bedroom retirement apartments in Orpington, which is a great location with several shopping centres and supermarkets close by to the Lodge. The Walnuts leisure centre is a great local sports centre with swimming pools, a gym, multipurpose sports halls and squash courts. Orpington is-well-served by public transport with regular buses and trains into and around London.

The Lodge has a super-efficient Ground Source Heat Pump, which provides heating and hot water to the lodge and the apartments. The Lodge itself is well equipped with a Guest Suite, fully fitted Laundry Room and a Buggy Store with charging point.

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.

Atkins Lodge has been designed with safety and security at the forefront. All apartments and communal areas have 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.

Atkins 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.

Atkins 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

RECENTLY REDECORATED & NEW CARPETS THROUGHOUT

This beautifully presented two bedroom apartment has been professionally redecorated & cleaned throughout and is ready for the new owner to make it their own. The property is conveniently located near the stairs and laundry room and benefits from a South-Easterly facing, covered balcony.

The Living Room offers ample space for living room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private balcony with views over the Priory Gardens 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, fridge and freezer. Windows provide light and ventilation.

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

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

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

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

Call us today to book your viewing at Atkins Lodge!

Features

- Two bedroom first floor apartment with balcony
- Redecorated throughout & new carpets
- Ground Source Heating provides heating and hot water to the apartment
- 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
- Lodge Manager available 5 days a week
- 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 2027): £5,188.75 per annum.

Ground rent: £789.58 per annum. To be reviewed May 2029.

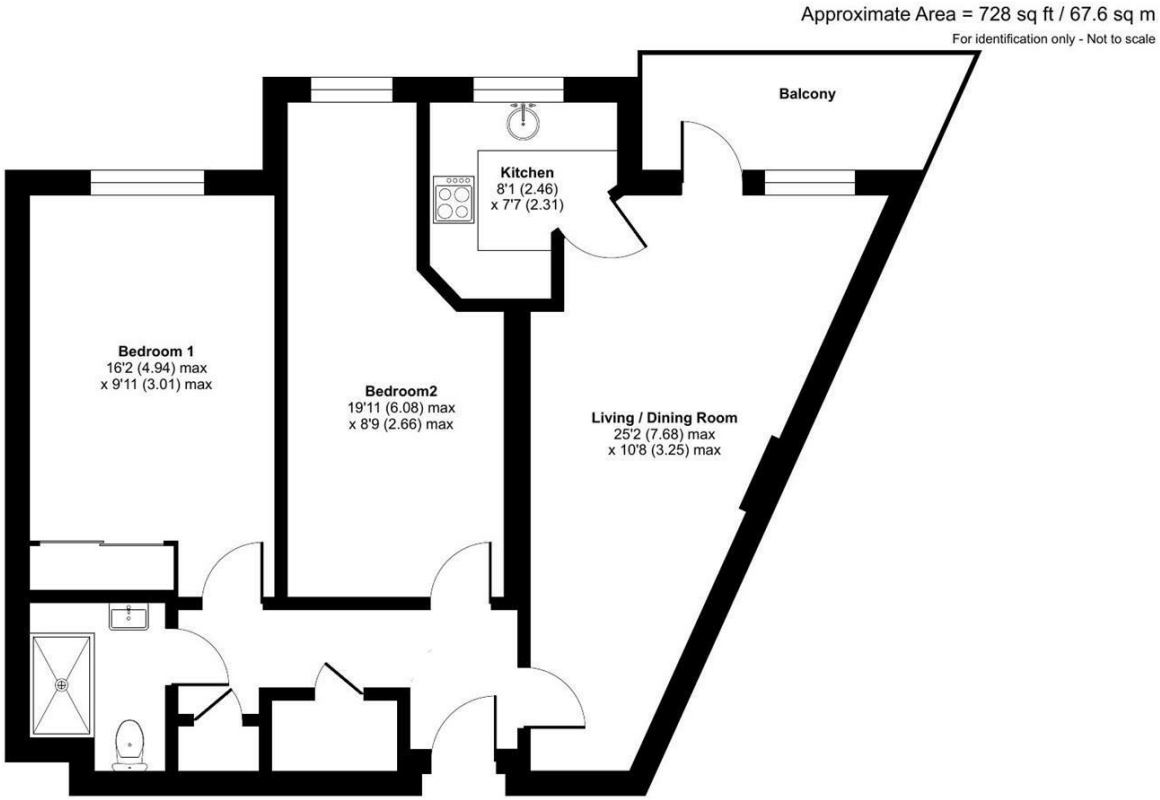
Council Tax: Band D

125 year Lease commencing May 2015

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, ground source heating and hot water for the apartment and communal areas, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1385799

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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