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**£1,400 PCM**

**1 Bedroom, Apartment - Retirement**

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



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Retirement Property Specialists

## 4 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 wealth of High Street stores, coffee shops and restaurants 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

**\*\*RETIREMENT APARTMENT FOR THOSE OVER 60 YEARS OF AGE\*\*** Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment, conveniently located for the lift and with direct access to the beautiful communal garden. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a patio door opening out onto the private patio and communal gardens.

The Kitchen, which is accessed via the lounge, 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 and a window overlooking the communal gardens.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. The bedroom window also overlooks the communal garden.

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

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



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# Features

- Ground Floor One Bed Apartment
- Direct access to communal gardens
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Fully Fitted Kitchen with Integrated Appliances
- Lodge manager available 5 days a week
- 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 any of the Guest Suites at all Churchill Living developments across the country.
- Water & sewerage rates included
- Communal garden



# Key Information

Council Tax: Band C

Service charges (Paid By The Landlord) 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.

## Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

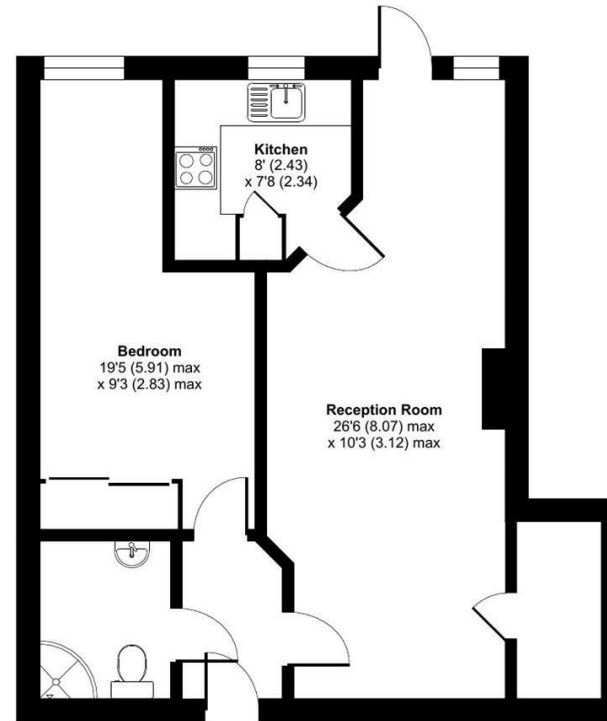
## Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



Approximate Area = 573 sq ft / 53.2 sq m  
For identification only - Not to scale



GROUND FLOOR

EPC Rating:

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1385940

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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