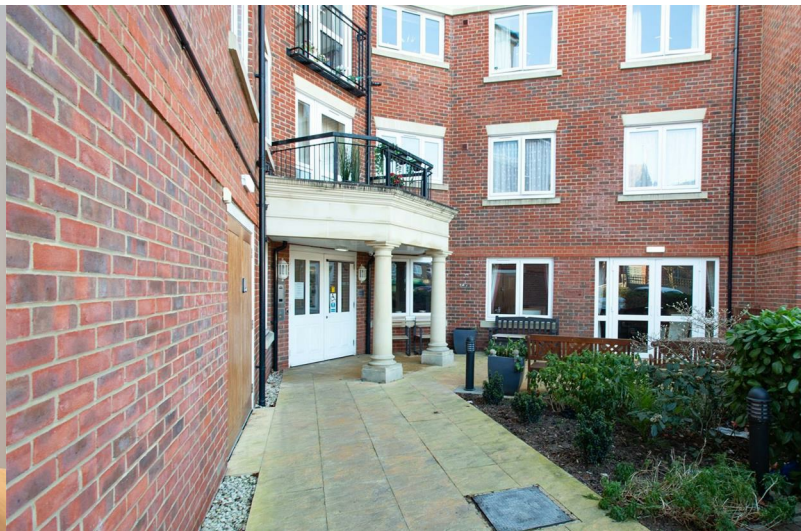




## Atkins Lodge, High Street

, Orpington, BR6 0JQ

£230,000 leasehold





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, Orpington, BR6 0JQ

**£230,000 Leasehold**



## Description

This Chain free, two bedroom, Warden assisted apartment is located on the first floor of this highly sought-after block of retirement flats for the over 60's. It offers 2 good sized bedrooms, a shower room, a well appointed lounge with access to a private south facing balcony and a modern fitted kitchen with appliances. plus plenty of storage. On site facilities include a residents lounge, laundry room and guest accommodation. Outside, there are communal gardens and the property is situated close to Priory Gardens, the High St and public transport.

## Communal Entrance

Security video system. Lodge Manager's "welcome" desk. Lifts and staircases leading to all floors.

## Entrance Hall

Electric heater, storage cupboard with shelving, plus further storage cupboard.

## Lounge

23' 0" max x 9' 5" max (7.01m 0.00m' max x 2.74m 1.52m' max)

With a feature fireplace, electric heater, double glazed window to side, double glazed door to:-

## Balcony

13' 5" x 4' 11" (4.11m x 1.5m)

Own private balcony to the front, views over Priory Park.

## Kitchen

7' 6" max x 8' 1" max (2.13m 1.83m' max x 2.44m 0.30m' max)

Fitted with a range of matching wall and base units

with worksurfaces and with stainless steel sink unit with mixer tap and drainer, double glazed window, integrated oven, and integrated hob with extractor over, integrated fridge and freezer, part tiled walls.

## Bedroom 1

20'2" max x 8'9" max (6.15m max x 2.67m max)

Double glazed window to front, electric heater.

## Bedroom 2

16'1" max x 9'8" max (4.90m max x 2.95m max)

Electric heater, double glazed window to front, fitted wardrobe with sliding mirrored doors.

## Shower Room

Fitted with an enclosed fully tiled shower, low level WC, wash hand basin in vanity unit, and heated towel rail.

## Communal Facilities

These include a large residents' lounge with kitchen area. A guest suite is available (additional charge) for residents' visitors. There are communal laundry facilities.

## Communal Grounds

Communal grounds surround the block of apartments.

## Lease Details & Charges

The following information has been provided by the Seller, and should be verified by a Purchase and their Solicitor prior to an Exchange Of Contracts-

LEASE:

125 year lease from 1st May 2015

Tel: 01689 821904

GROUND RENT:  
£789.58 P/A

MAINTENANCE CHARGES:  
Current year's charge is £4080.82 P/A.

We are advised that owners' pets are permitted, with the prior consent of the management company (Millstream Management Services). We understand that the Service Charge includes: Careline system, buildings insurance, wall and sewage rates, ground source heat pump for heating and hot water in the property, communal cleaning, utilities and maintenance of the building. lifts and garden, as well as lodge manager, and a contribution towards a contingency fund. Naturally, a solicitor is advised to verify all of this, on behalf of a buyer, prior to an exchange of contracts.

Please note this property is only available to over 60s (or couples where one person is over 55, and one is over 60).

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"  
EPC Rating: "B"  
Total Square Meters: Approx. 67  
Total Square Feet: Approx. 721

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens



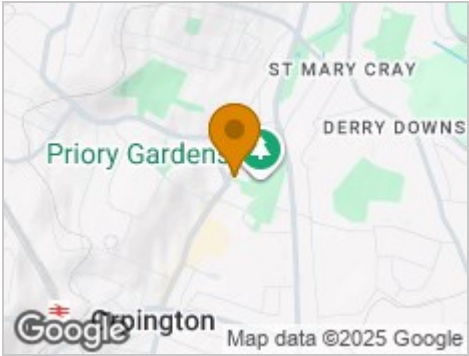
Road Map



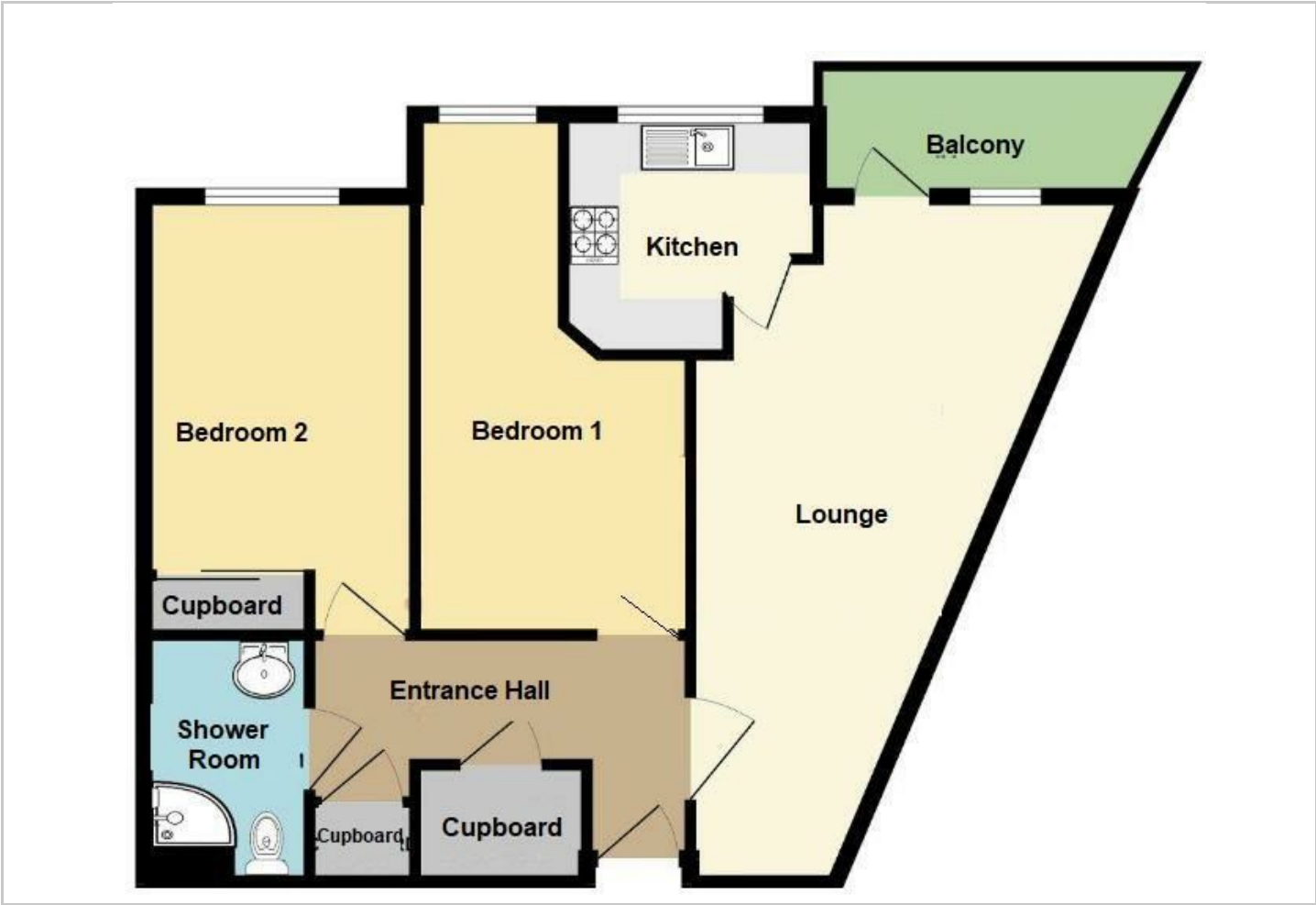
Hybrid Map



Terrain Map



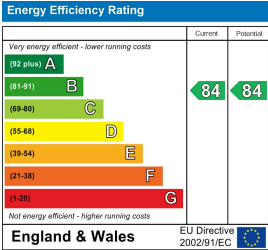
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.