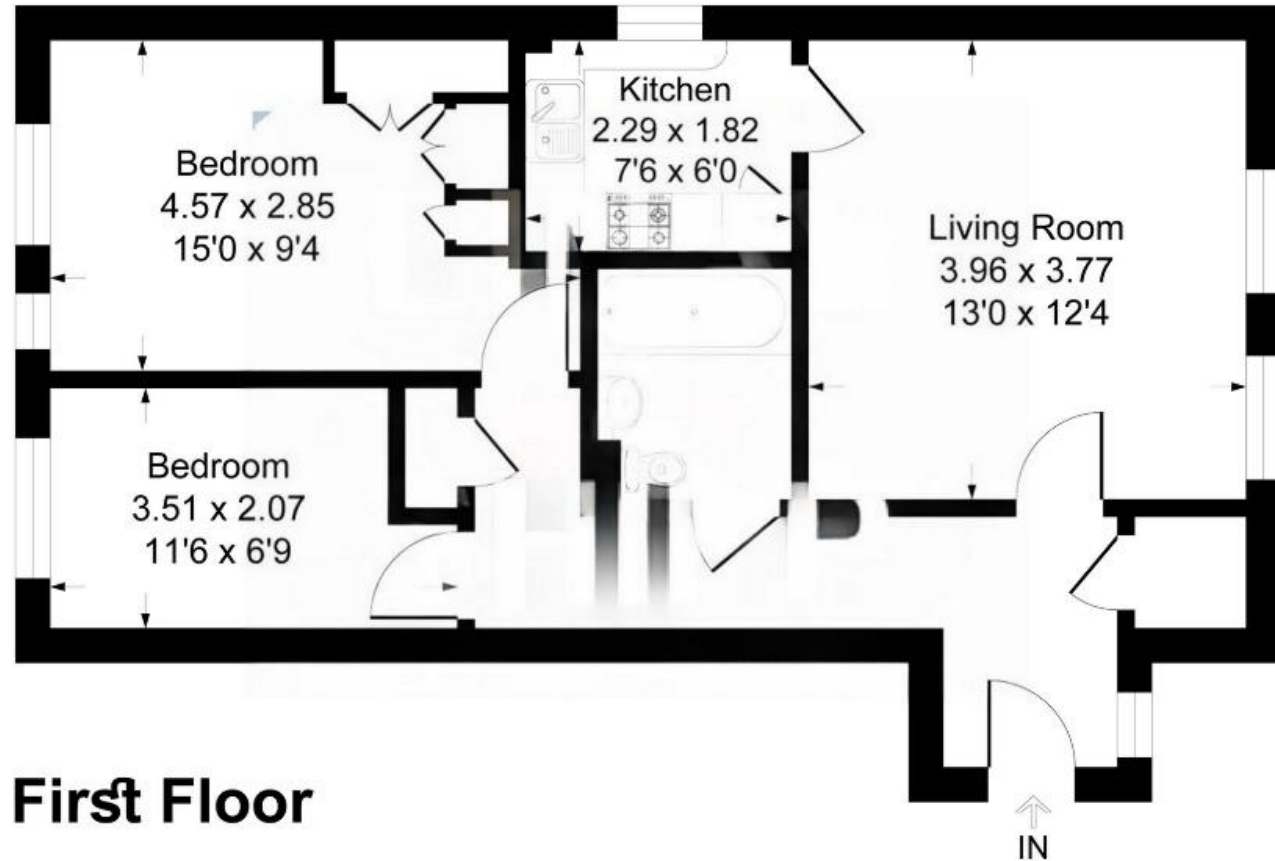


# Sycamore Lodge, BR6

Approximate Gross Internal Area = 54.0 sq m / 582 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



01689 822207



## Sycamore Lodge | Sevenoaks Road | Orpington |

Asking price of £260,000

-   
**2 BEDROOM RETIREMENT APARTMENT**
-   
**LOUNGE OVERLOOKING THE GARDENS**
-   
**MODERN FITTED INTEGRATED KITCHEN**
-   
**CONTEMPORARY BATH SUITE**
-   
**COMMUNAL LOUNGE & GARDENS**
-   
**USE OF LAUNDRY FACILITIES**
-   
**GUEST SUITE FOR VISITORS**
-   
**MANAGER AND CARE LINE ASSISTANCE**





We are pleased to offer this well appointed first floor apartment in a purpose built retirement complex located in central Orpington. The apartment offers a private entrance hall with storage, bright and airy lounge overlooking the gardens to the rear, two bedrooms, modern bathroom and sleek fitted kitchen with integrated appliances. The building has secure entry phone access, Careline emergency pulls, and provides residents with a communal lounge and gardens for social activities, laundry facilities, guest suite and car park. Centrally located in Orpington just a short walk from the High Street with its range of retail and leisure facilities. A bus stop at the front of the building provides access to the London bus network and the Orpington rail station is approx.0.4 miles. LENGTH OF LEASE: 159 years from 29th September 1989. SERVICE CHARGES Approx. £385.76 per month GROUND RENT £175.00 per annum.

Asking price of £260,000 Leasehold



## 20 Sycamore Lodge, 34 Sevenoaks Road,



### Communal entrance

Secure entry phone system: access to communal lounge, laundry room and gardens: lift and stairs to first floor.

### Entrance hall

Double glazed window overlooking gardens: deep walk-in storage closet: further storage cupboard housing water tank: wall mounted electric heater: access to loft space: doors to: -

### Lounge/dining room

Twin double glazed windows overlooking gardens to rear: feature fireplace: wall mounted storage heater: door to: -

### Kitchen

Double glazed window to side: modern fitted kitchen comprising a range of wall and base units with work surface over and part tiled wall with splash back: inset sink with mixer taps: electric hob with extractor over: electric oven: integrated fridge/freezer: electric heated rail.

### Bedroom 1

Double glazed window to front: built in double wardrobe: electric wall mounted heater:

### Bedroom 2

Double glazed window to front: wall mounted electric heater.

### Bathroom

Panel enclosed bath with electric shower over: vanity inset wash hand basin: low level WC heated towel rail: fully tiled walls: extractor fan.

### Exterior

### Residents communal lounge

Located on the ground floor providing shared space for social gatherings. Doors lead out to the gardens

### Laundry room

Providing washing and drying facilities for residents' use.

### Communal gardens

Well maintained gardens with seating, lawn and borders leading to the car parking area.

### Guest suite

Available to hire for visiting family and friends.

# Kenton

