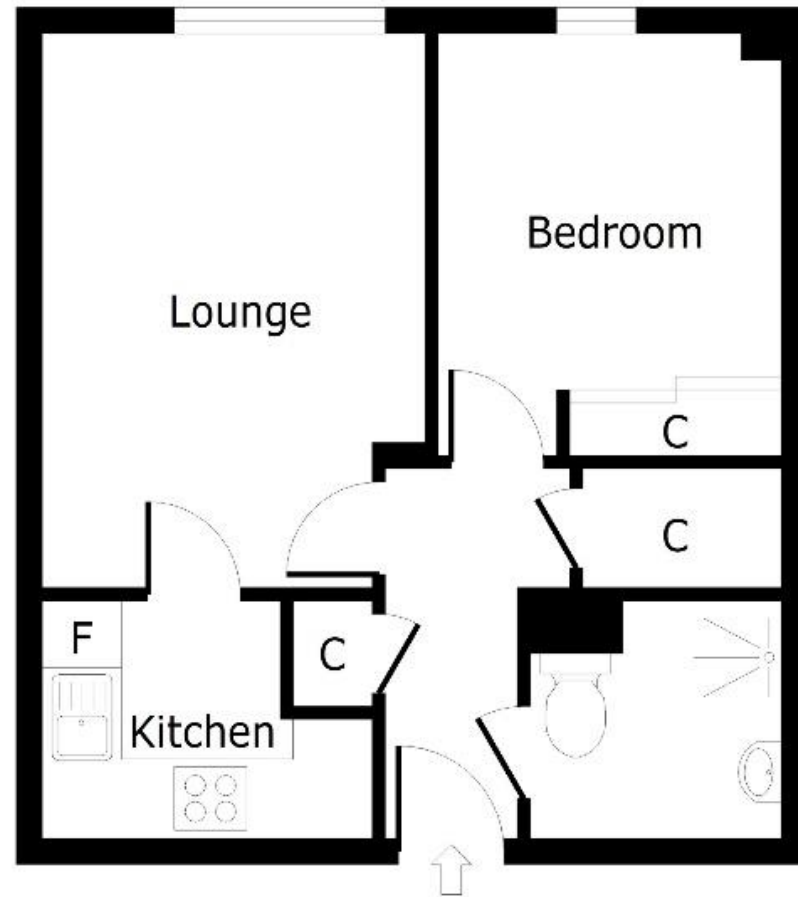


Ground Floor
 Approx. 34.2 sq. meters
 (368 sq. feet)



Total area: approx. 34.2 sq. meters (368 sq. feet)
 For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 | 34 Sevenoaks Road | Orpington

Asking price of £150,000

-  OFFERED CHAIN FREE
-  CLOSE BUSES & ORPINGTON STATION
-  RECENTLY REFITTED WET ROOM
-  POPULAR DEVELOPMENT
-  RETIREMENT APARTMENT
-  ONE BEDROOM
-  LEVEL WALK OF HIGH STREET
-  LOUNGE/DINING ROOM & FITTED KITCHEN



Kenton are pleased to offer for sale this well presented, recently redecorated ground floor retirement apartment set within a popular development close to Orpington High Street, local bus routes and with easy access to Orpington mainline station. Designed for independent living but with the benefit of a communal Residents' lounge opening onto lovely grounds. Offered chain free. Having been recently redecorated with new flooring, this ground floor apartment comprises an entrance hall with deep storage cupboard, a double bedroom with fitted wardrobe cupboard, a lounge/dining room, a fitted kitchen with integrated appliances and a recently refitted wet room. Situated within a popular development, all rooms and communal areas are furnished with emergency pull chords giving 24 hour response as well as access to a day time warden. With lifts to all floors, there is also a well equipped communal residents' lounge, a laundry room for residents use, communal gardens and off street parking. Additionally the property provides a guest suite for visitors use. LEASE: remainder of a 99 year lease granted in 1989. SERVICE CHARGE: currently £4953 per annum (approx. £413 per month). GROUND RENT: currently £150

Asking price of £150,000 Leasehold



3 Sycamore Lodge, 34 Sevenoaks Road, Orpington,



Communal Entrance hall

via security Entryphone system: access to all communal areas including Residents' Lounge, garden areas and Laundry room: stairs to all each floor: residents' lift: emergency pull cords throughout the building.

Entrance hall

Entryphone: storage heater: water tank cupboard: further deep storage cupboard with space for freezer: coved ceiling: wood effect vinyl flooring: emergency pull cord: doors to:-

Lounge/dining room

13'6" x 9'6" (4.11m x 2.90m)

Double glazed window: fireplace surround with electric fire :storage heater: wall light: coved ceiling: wood effect vinyl flooring: emergency pull cord: opening to:-

Kitchen

8'3" x 5'9" (2.51m x 1.75m)

fitted with a range of modern wall and base storage cupboards with work surfaces over: stainless steel single drainer sink unit: integrated oven: integrated hob with extractor chimney over: integrated fridge: part tiled walls: extractor fan: wood effect vinyl flooring.

Bedroom

10'3" x 8'3" (3.12m x 2.51m)

Double glazed window: fitted sliding mirror door wardrobe cupboard, storage heater: wall light: coved ceiling: wood effect vinyl flooring: emergency pull cord.

Wet room

recently refitted with suite comprising WC.: vanity wash hand basin: power shower: heated towel radiator: extractor fan: emergency pull cord.

COMMUNAL FACILITIES

Sycamore Lodge offers a Resident's Lounge with tea and coffee making facilities and access to the pleasant and well kept communal gardens with seating areas and lawns: communal laundry room: spacious secure hallway with manager's office: security entryphone system: guest suite for visiting friends and relatives: ample residents and visitor car parking to the side and rear of the property.

Kenton

