



## Summerlands Lodge, Farnborough Common, Locksbottom, Kent, BR6 8NE

£175,000 Leasehold





# Summerlands Lodge

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### Description

Located within this sought-after block of retirement apartments for residents aged 60 years or over, this particularly spacious and bright first floor apartment really must be viewed in order to be fully appreciated. This particular apartment benefits from a bright double aspect lounge with views over the communal grounds and gardens, a modern fitted kitchen with window, good sized bedroom with fitted wardrobe, and modern shower room. With two lifts accessing each floor, communal facilities include a residents' coffee lounge - a community hub for the residents - laundry facilities, and the hire of a guest room for visitors (by prior arrangement). Lovely communal grounds surround the block, and there is non-allocated residents' parking on site. There is a part-time lodge manager, and 24 hour care-line assistance system with emergency pull chords in each room. for added reassurance and safety. Locksbottom with it's selection of shops, coffee shops and restaurants, and two supermarkets is a short walk away, as is the Princess Royal University Hospital, local doctors' surgery, and bus routes serving a number of destinations including Orpington, and Bromley. This property is offered with the added advantage of no onward chain.

### Communal Entrance

### Hallway

With security entryphone system. Electric night storage heater. Coving to ceiling. Cupboard housing hot water cylinder and cold water tank.

### Lounge

17'5" x 11'1" (5.31m x 3.38m)

A bright double aspect rooms with windows to two sides overlooking the communal grounds and gardens. Coving to ceiling. Electric night storage heater.

### Kitchen

11'1" x 7'1" (3.38m x 2.16m)

Fitted with a modern white range of wall, base and drawer units with colour coordinated granite effect worktops. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Partly tiled walls. Coving to ceiling. Double glazed window overlooking the communal gardens. Freestanding appliances to remain, comprising- slimline dishwasher, fridge freezer, and slot-in cooker with induction hob. Wall mounted Dimplex fan heater.

### Bedroom

13'8" x 10'2" (4.17m x 3.10m)

Double glazed window overlooking the communal grounds. Coving to ceiling. Fitted double wardrobe with mirror fronted sliding doors.

### Shower Room

Fitted with a white modern suite comprising: fully tiled shower cubicle with power shower; low level WC; and vanity wash hand basin with cupboard beneath. Fully tiled walls with decorative border. Extractor fan. Heated towel Rail.

### Communal Facilities

Residents' Lounge kitchen area and a chance to meet fellow residents.

Communal Laundry.

Lodge Manager's office.

Guest Bedroom available by prior arrangement.

Tel: 01689 821904

## Communal Grounds

Non-allocated residents' and visitors' parking, plus well kept gardens surrounding the two blocks of flats.

## Agent's Note

The following information is provided as a guide only, in all good faith, and should be verified by a purchaser and/or their solicitor prior to exchange of contracts-

Council Tax Band: "C"

EPC Rating: "C"

Total Square Meters: Approximately 50.16

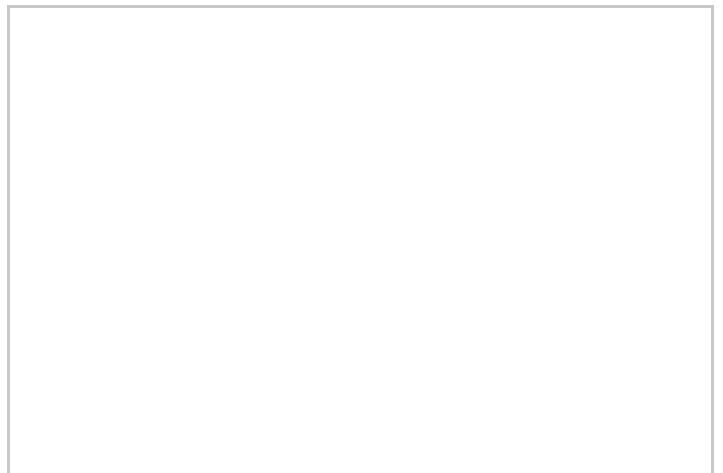
Total Square Feet: Approximately 539.91

Lease- Approx. 87 years remaining (125 years from 1986)

Ground Rent Charge- Approx. £150 per annum

Maintenance Charge- Approx. £280 per month

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.



## Floor Plan

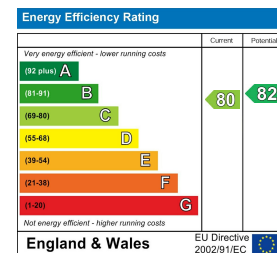


**Summerlands Lodge**  
APPROX. GROSS INTERNAL FLOOR AREA 539.91 SQFT / 50.16 SQM

## 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



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