



32 Sevenoaks Road,  
Orpington, Kent, BR6 9JL

Guide Price £200,000 - £225,000  
Leasehold



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## Description

GUIDE PRICE £200,000 - £225,000. With an EXTENDED LEASE (approximately 154 years), and ZERO GROUND RENT TO PAY (service charge still payable - see further in details for latest charge), this CHAIN FREE retirement apartment for the over 55's really must be viewed to be appreciated.

Located on the second floor within the much sought after Sycamore Lodge, the property is just a short level walk to Orpington High Street with its extensive selection of shops, coffee shops, and restaurants. Access can also be gained to Orpington mainline station, and an array of bus routes. The tastefully decorated accommodation includes two bedrooms, lounge which leads to the modern kitchen, plus a modern shower room. Sycamore Lodge has been a firm favourite for retirement living for many years here in Orpington. With staircases and lifts to all floors, communal facilities also include a wonderful residents' lounge, laundry, well maintained south facing gardens, a guest suite available to residents' visitors, and a lodge manager on site during the day, with emergency 24 response with pull chords.

## Communal Entrance

Entryphone system. Lifts and staircases leading to all floors.

## Entrance Hall

Entryphone system. Coving to ceiling. Wall light points. Cupboard housing hot water cylinder. Additional very deep storage cupboard (large enough for an under counter fridge, or freezer). Power and light.

## Lounge

13'0" x 12'9" max (3.96m x 3.89m max)

Double glazed window with pleasant outlook along the tree-lined The Avenue. Night storage heater. Attractive marble effect fire surround and hearth, with decorative mantel over. Wall light points. Two louvre doored built-in cupboards. Coving to ceiling. Doorway to:-

## Kitchen

7'7" x 6'0" max (2.31m x 1.83m max)

Attractively refitted with a contemporary range of wall, base and drawer units, and with woodgrain effect worktops. Inset colour coordinated single bowl single drainer sink unit with mixer tap over. Colour coordinated partly tiled walls. Under cabinet lighting. Double glazed window. Integrated under-counter fridge. Space for slot-in electric cooker, with extractor canopy over.

## Bedroom 1

13'3" x 9'4" max (4.04m x 2.84m max)

Double glazed window. Night storage heater. Wall light points. Coving to ceiling. Louvre doored built-in cupboard. Fitted sliding mirror doored wardrobe.

## Bedroom 2

11'5" x 6'9" max (3.48m x 2.06m max)

Double glazed window. Night storage heater. Wall light points. Coving to ceiling. Louvre doored built-in cupboard.

## Shower Room

Fitted with a modern white suite comprising:- shower cubicle with newly fitted electric shower, low level W, and vanity wash hand basin unit with cupboards under. Downlighting. Extractor. Heated towel Rail.

## Communal Areas

Residents' Lounge with tea/coffee making facilities and a chance to meet fellow residents.

Communal Laundry.

Lodge Manager's office.

Guest Suite available by prior arrangement.

## Outside

Un-allocated residents' and visitors' parking, plus well kept gardens (backing approximately south) with lawn, and large terrace.

## 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: "D"

EPC Rating: "C"

Total Square Meters: Approximately 55

Total Square Feet: Approximately 596

Lease- Extended term - approximately 154 years remaining

Ground Rent Charge- The seller advises "ground

rent is not charged on the flat as per the new lease."  
Maintenance Charge- £4887.87 per annum

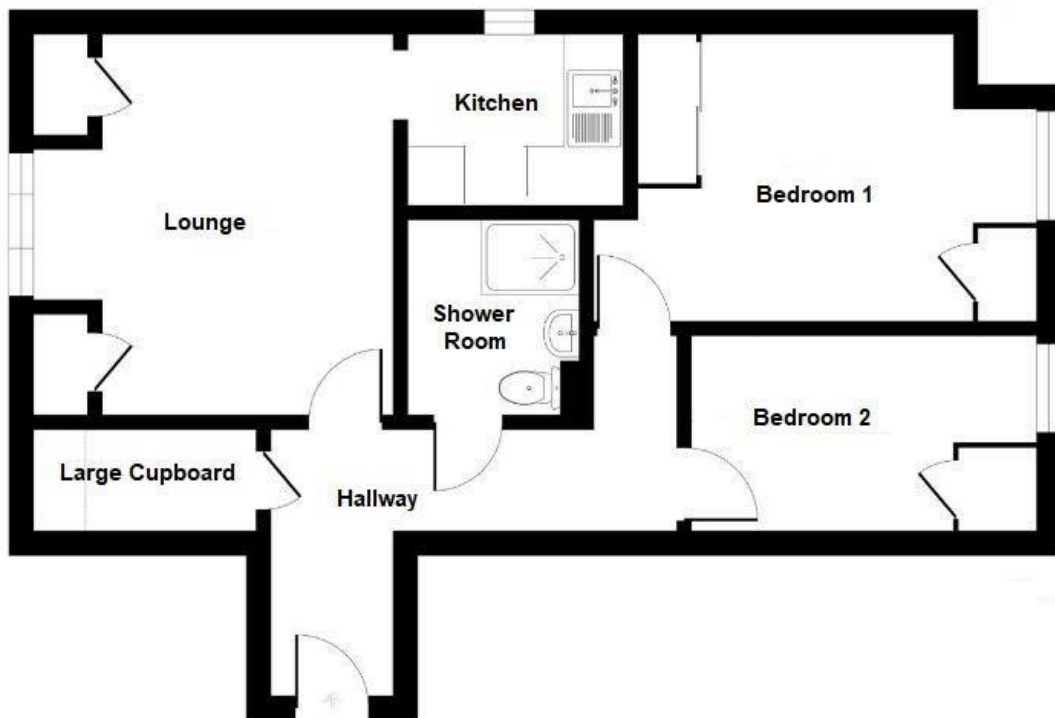
This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.





## Floor Plan

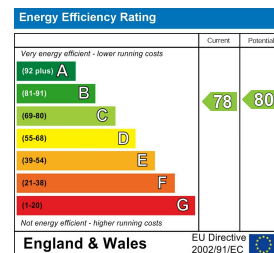
Approximate Gross Internal Area = 55 sq m / 596 sq ft



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.