



Edinburgh Lodge, Station Road, Orpington, Kent, BR6 0SD
From £679,950 Leasehold



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EDINBURGH LODGE

This beautiful retirement development of one and two bedroom apartments enjoys an unrivalled, central location, close to all essential amenities and public transport. Edinburgh Lodge comprises 27 apartments and includes an Owners' Lounge with coffee bar, creating the perfect location for socialising with like-minded neighbours when you wish. Well-located for the town centre, the development is within easy reach of the local shops, restaurants and travel amenities, so you can enjoy an independent, active retirement.

TWO BEDROOM APARTMENT

Two Bedroom Apartment (just one remaining)
Exclusively for the over 60's, a beautiful collection of one and two bedroom retirement apartments in ORPINGTON TOWN CENTRE with communal Owner's Lounge with Coffee Bar, Guest Suite, Landscaped Gardens and Free Parking.

The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also an integrated washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.

ABOUT THE DEVELOPMENT

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SOCIAL AND COMMUNAL LIFESTYLE

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by the Lodge Manager, or just relaxing with a book. Events include everything from cheese and wine evenings to keep fit classes, giving you the chance to socialise as much as you like throughout the year.

SAFETY AND SECURITY

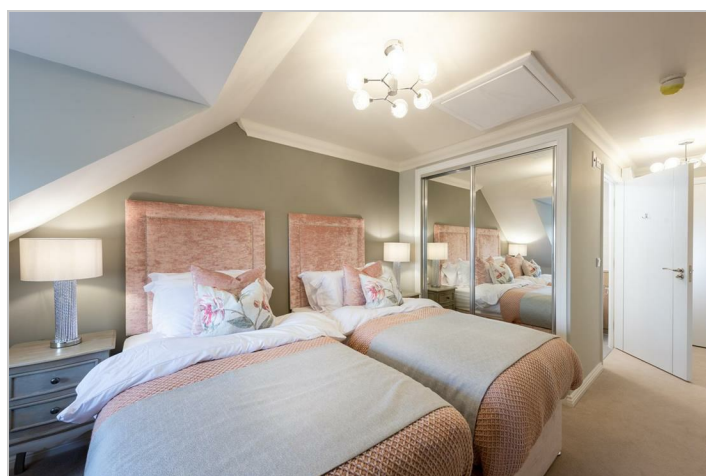
Your safety and security are of paramount importance. Every apartment is fitted with a 24 hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire and smoke detectors are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

"From" prices correct at time of publishing. Internal photographs and floorplans provided by the builders

Tel: 01689 821904

are for illustrative purposes only, and may not portray the actual flat being advertised.



Road Map



Hybrid Map



Terrain Map



Floor Plan

APARTMENT 02 AREA :-
76.00 m2
818.1 ft2
measured to finished
plasterboard faces
disregarding inner walls

ELECTRICAL LEGEND

	CEILING LIGHT - PENDANT
	LOW ENERGY FITTING
	CEILING LIGHT - BATTEN HOLDER
	CEILING LIGHT - RECESSED IN FALSE CEILING
	WALL LIGHT
	WALL LIGHT - BATTEN HOLDER
	PELMET LIGHTING
	CABLE OUTLET & JUNCTION BOX
	SWITCHED SPUR WITH NEON INDICATOR LIGHT
	DOUBLE SWITCHED SOCKET OUTLET SET AT 750mm AFSL
	DOUBLE SWITCHED SOCKET OUTLET SET AT 1115mm AFSL
	SOCKET OUTLET WITH REMOTE FUSED SWITCH FOR FIREPLACE
	COOKER CONTROL UNIT WITH SWITCHED SOCKET OUTLET
	FLEX OUTLET PLATE AND SWITCH
	COMBINED TV & VHF/DAB RADIO AERIAL SOCKET
	ISOLATOR SWITCH
	DOOR BELL
	ELECTRIC HEATER
	HEATED TOWEL RAIL
	BT TELEPHONE SOCKET
	COMMUNICATIONS SMART CALL UNIT
	GENERAL THERMOSTAT FOR COMMUNAL HEATING PUMP
	ONE WAY SWITCH
	ONE / TWO WAY ILLUMINATED SWITCH
	COMBINED OPTICAL SMOKE DETECTOR & SOUNDER
	COMMUNICATIONS CALL POINT FOR BATH PANEL
	PASSIVE INFRA-RED DETECTOR
	WALL MOUNTED EXTRACT FAN
	CEILING MOUNTED EXTRACT FAN
	HUSH BUTTON
	HEAT DETECTOR

KEY PLAN GROUND FLOOR

DATE: / /
PRICE: £
SIGNATURE:

Churchill Retirement Living

Project Title:
Proposed Sheltered Development
20 to 24 STATION ROAD
ORPINGTON
BR6 0SA

Flat 02

Scale: 1:50 Date: Jan 20 Drawn: PC Checked:

Drawing No: CRL200700P:302 Revision: A

Plot Date:

© CHURCHILL RETIREMENT LIVING

Living	Width 11'-2" [3335] max	Length 17'-6" [5340] max
Kitchen	Width 7'-8" [2325] max	Length 8'-11" [2715] max
Shower Room	Width 5'-8" [1725] max	Length 6'-11" [2100] max
Bathroom	Width 8'-1" [2455] max	Length 6'-9" [2065] max
Bedroom 1	Width 9'-2" [2845] max	Length 14'-6" [4510] max
Bedroom 2	Width 9'-2" [2805] max	Length 15'-8" [4765] max
Walk in Wardrobe	Width 4'-2" [1265] max	Length 5'-9" [1745] max

7'-8" [2325] Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract for any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.

Viewing

Please contact our Orpington Office on 01689 821904 or 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.