



## 8 Sycamore Lodge, 34 Sevenoaks Road, Orpington, Kent, BR6 9JL

A vacant 1 Bedroom ground floor retirement flat situated in this modern block not far from Orpington High St and close to public transport. For the over 55's the flat offers well planned accommodation and is close to the on site facilities and the lovely communal gardens

The following information has been provided by the seller, and should be verified by the buyer and/or their solicitor prior to Exchange Of Contracts-  
Lease- Approx. 63 years remaining (99 years from 1989)  
Ground Rent Charge- Approx. £150 per annum  
Maintenance Charge- Approx. £4,944.22 per annum

Council Tax: Band 'C'

**£120,000**

- Double bedroom with wardrobe
- Well appointed lounge
- Fitted kitchen
- Modern bathroom suite
- Recently redecorated
- Communal lounge
- Guest accommodation
- Lovely communal gardens
- No Chain
- Close to High Street and public transport

# 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

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	