

17 Sycamore Lodge

34 Sevenoaks Road, Orpington, Kent, BR6 9JL



Offer in the region of
£250,000

Lease: 99 years from 1989

Property Description:

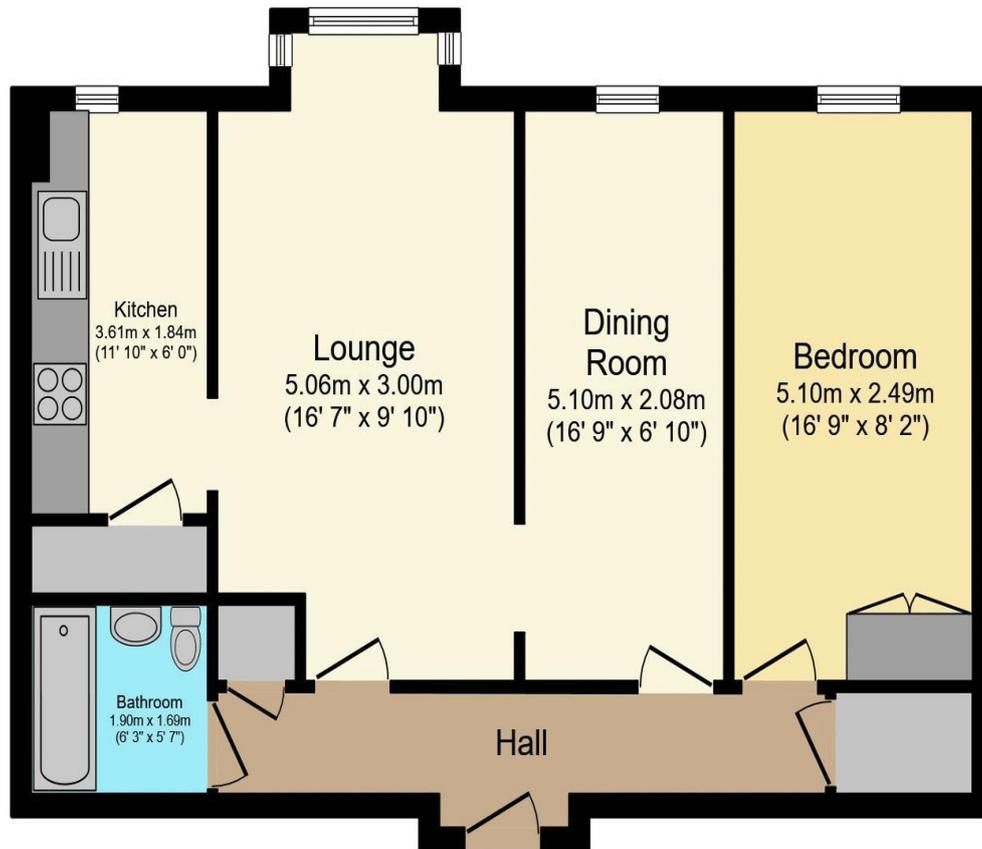
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR.

Sycamore Lodge comprises a total of 23 properties arranged over 2 floors each served by lift. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. In addition to the Development Manager, there is the added security of emergency Appello Call response system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year for periods when the Development Manager is off duty. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Communal Laundry
- ❖ Lift to all floors
- ❖ Guest Suite
- ❖ Development Manager
- ❖ Communal Gardens
- ❖ Minimm Age 55
- ❖ Lease : 99 years from 1989



For more details or to make an appointment to view, please contact
Mandy Bolwell



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		76	82
		EU Directive 2002/91/EC	

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£150.00

Ground Rent Period Review:

Next uplift 2039

Annual Service Charge:

£4944.22

Council Tax Band:

D

Event Fees:

0.5 Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.