



BRAMBLE LODGE, BRAMBLEDOWN ROAD, WALLINGTON, SURREY, SM6

£270,000

LEASEHOLD

Winkworth





BRAMBLE LODGE

WALLINGTON, SURREY, SM6

**THIS WELL PRESENTED TWO BEDROOM
RETIREMENT APARTMENT OFFERS
INDEPENDENT LIVING, WITH RESIDENTS
PARKING AND WELL KEPT ATTRACTIVE
COMMUNAL GARDENS.**

This second floor property with lift access is set within a modern development of 42 apartments close to Wallington Town Centre. Wallington offers a variety of High Street stores, nearby Sainsbury's, coffee shops, library, restaurants and Banks, as well as a weekend farmers market for fresh local produce. Transport links are excellent, given the property is within London's Freedom Pass zone, with frequent bus services from right outside, and direct trains into London Bridge and Victoria stations.



BRAMBLE LODGE WALLINGTON, SURREY, SM6

Built by Churchill Retirement Living in 2011, this newly redecorated and re-carpeted second floor apartment in Bramble Lodge is for the over 60s and located on a quiet tree-lined road.

This particular two bedroom apartment is one of the larger ones in the development, benefiting from ample storage space, a modern feel, and is in excellent condition throughout with a modern shower room with walk in shower, and a kitchen fully fitted with integrated appliances including a dishwasher, fridge, freezer, oven, hob and extractor. The principal bedroom is a generous size, and the second double bedroom has a double sliding door mirror wardrobe. The double aspect living/dining room has a feature electric fireplace with an attractive surround.

Bramble Lodge has been designed with safety and security at the forefront, and the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team.

Other benefits include a fully equipped laundry room, refuse room, and a private owners' car park. The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. She arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin Guest Suite is perfect and available for family and friends. The same option is available across more than 150 Retirement Lodges for owners to visit throughout the UK.



BANSTEAD OFFICE

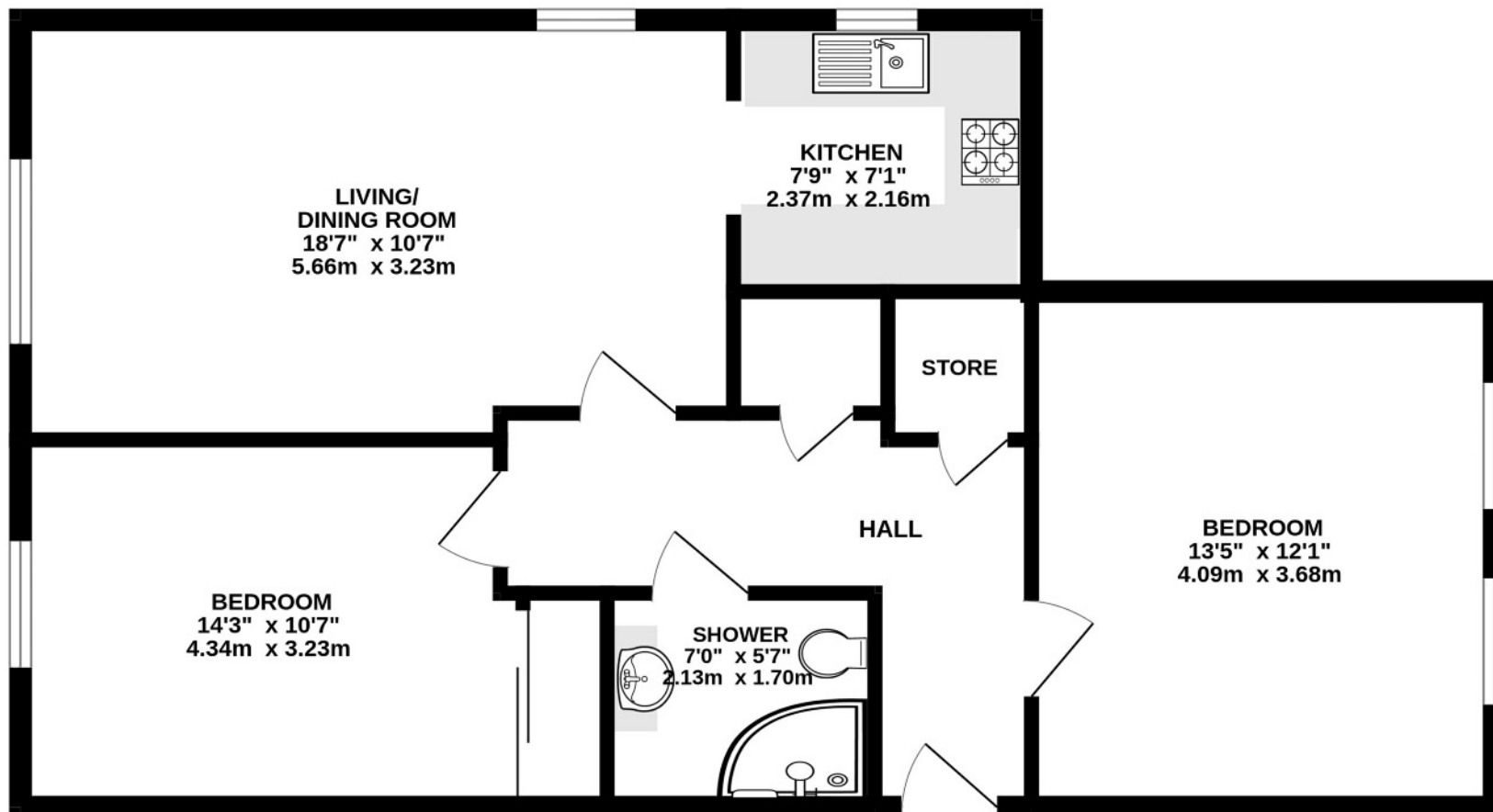
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AT A GLANCE...

- Two Double Bedrooms
- Communal Entrance Hall
- Hallway
- Living/Dining Room - 18'7" x 10'7" (5.66m x 3.23m)
- Kitchen - 7'9" x 7'1" (2.37m x 2.16m)
- Bedroom 1 - 13'5" x 12'1" (4.09m x 3.68m)
- Bedroom 2 - 14'3" x 10'7" (4.34m x 3.23m)
- Shower Room - 7'0" x 5'7" (2.13m x 1.70m)
- Separate Guest Suite For Friends And Family
- 24 Hour Careline Cord And Speaker
- Lodge Manager - Monday to Friday
- Telephone Entry System
- Owners Parking
- Communal Lounge
- Communal Laundry Room
- Communal Gardens
- Council Tax Band - C







FIRST FLOOR FLAT

Brambledown Road, Wallington

INTERNAL FLOOR AREA (APPROX.) 710 sq ft/66 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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