

## 11 Gable Lodge

2 Beckenham Road, West Wickham, Kent, BR4 0QT



**PRICE: £85,000**

**Lease: 99 years from 1984**

### Property Description:

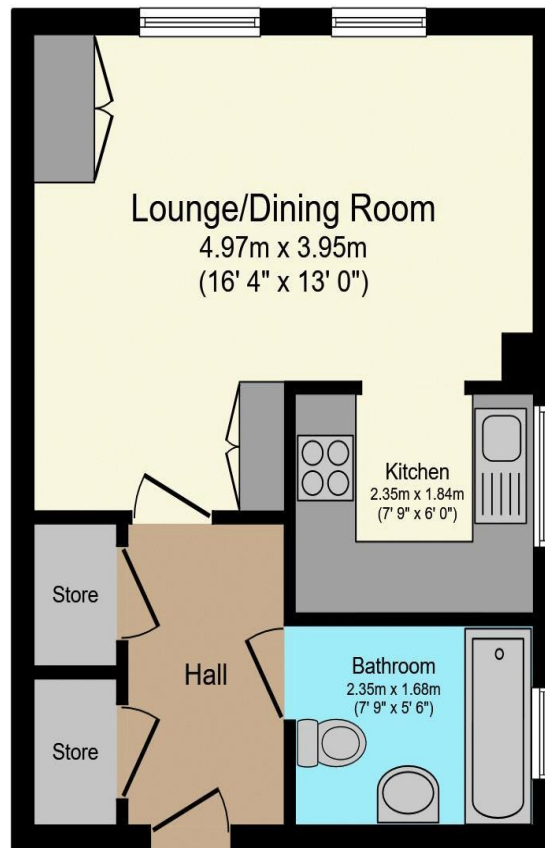
#### A STUDIO APARTMENT LOCATED ON THE FIRST FLOOR

Gable Lodge was constructed by Global Homes Limited and consists of 25 apartments arranged over three floors, purpose built for the retired. The development has a 24 hour emergency Appello call system and a security entry system on the main door. There is a residents lounge with kitchen, fully equipped laundry room, lift to all floors, parking facilities and a guest suite for visiting friends and relatives. It is a condition of purchase that residents be of at least state pensionable age. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- ❖ Residents' lounge
- ❖ Communal laundry
- ❖ Security door entry system
- ❖ Lift to all floors
- ❖ Guest suite
- ❖ Visiting Development manager 8.30 - 12.30 Mon - Fri
- ❖ 24 hour Appello emergency call system
- ❖ Parking facilities may be available
- ❖ Lease : 99 years from 1984



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



Total floor area 32.7 sq.m. (352 sq.ft.) approx

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£90.00**

**Ground Rent Period Review:**

**2050**

**Annual Service Charge:**

**£3754.16**

**Council Tax Band:**

**A**

**Event Fees:**

**0.00 Transfer**

**0.00 Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.