



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Kings Lodge

Situated on the high street in the town of Maidstone, Kings Lodge is a stylish development of 53 one and two bedroom retirement apartments. It's vibrant centre also accommodates various eateries, serving both locally sourced produce and cuisine from further afield. With such a wide selection, whether you fancy traditional afternoon tea or champagne by the river, Maidstone offers a range to satisfy all tastes.

Maidstone offers multiple transport links. Maidstone East train station provides services to London and Ashford. In addition there are close motorway links and nearby access to the Channel Tunnel, allowing for the gateway to Europe. From sport and leisure to walks, shopping and cultural experiences, Maidstone has something to suit everybody.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Kings Lodge has been designed with safety and security at the forefront. 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. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Kings Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Kings Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom third floor apartment. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture, a storage cupboard and feature electric fireplace with attractive surround. There is a door to the Juliet Balcony and another door to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could be used as a Study or Hobby room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



Features

- Two bedroom third floor retirement apartment
- Good decorative order throughout
- Separate Cloakroom
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Ground Source Heating powered efficient heating
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country



Key Information

Service Charge (year ending 31st May 2024):
£7,308.56 per annum.

Ground Rent: £625.00 per annum. To be reviewed
in June 2024

Council Tax: Band D

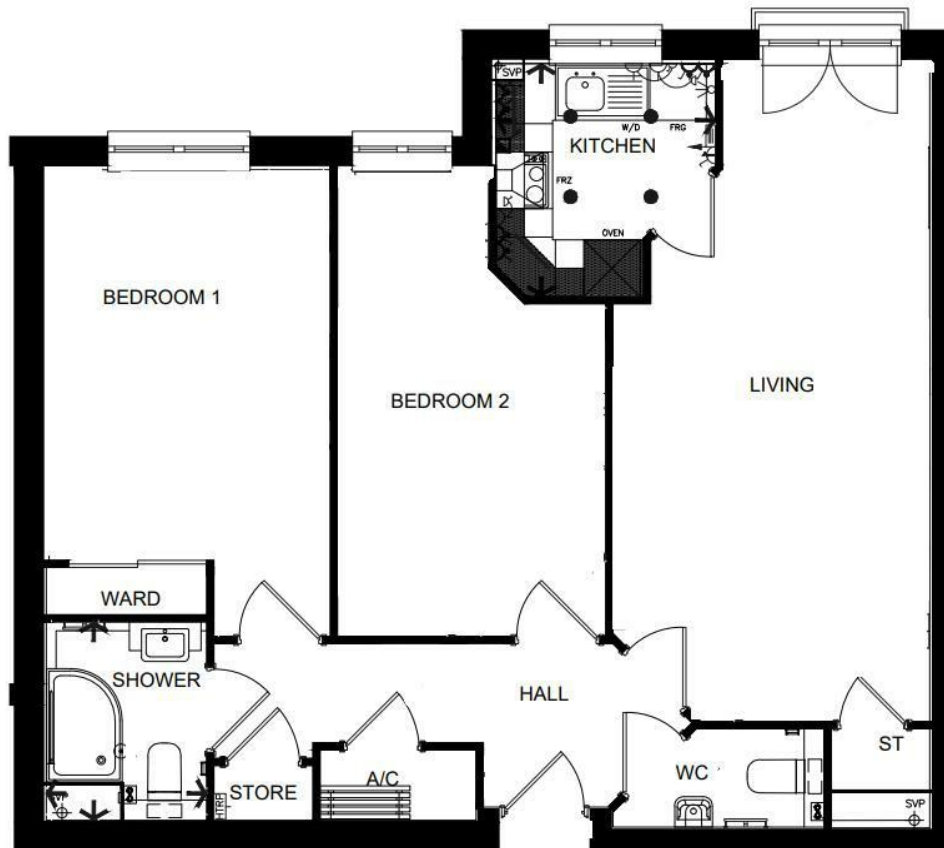
125 year Lease commencing 2017

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Living	Width	11'-0" [3355]	max	Length	22'-10" [6960]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom 1	Width	9'-9" [2980]	max	Length	16'-2" [4935]	max
Bedroom 2	Width	9'-4" [2845]	max	Length	16'-2" [4935]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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