

YOUR GUIDE TO BUYING



Churchill
Sales & Lettings
Retirement Property Specialists

Moving can be stressful; we can guide you through the whole process

Churchill Sales & Lettings is the in-house Estate Agent for Churchill Retirement Living. As part of the Churchill Group, we understand the design, facilities and lifestyle that is on offer within the development. After all, who better to help you find your next home than the company who built and/or manages it?

Churchill Sales & Lettings offers a complete service to our purchasers, right from the initial enquiry through to legal completion. Our team of specialists understand the retirement market and are perfectly placed to inform our purchasers of their options. Whether it be locations, proximity to shopping facilities and bus routes or even advice throughout the course of the conveyancing process, we are here to help.

Our aim is to take the weight off your shoulders during what can be a very stressful time.





Why should you consider Churchill Sales & Lettings to purchase your next home?



We only sell and let retirement properties, so are perfectly placed to advise you of the most suitable options for you.



Our team of specialists understand the retirement market.



We have an extensive selection of properties across the UK. We can advise you about all of the options which suit your requirements.



We can assist in helping you to arrange removal companies and solicitors - taking the strain off your shoulders.



We produce stunning property brochures, with detailed floor plan layouts and photographs of the individual apartment as well as the communal areas, such as the Owners' Lounge and Gardens.



Every viewing will be personally accompanied by the Lodge or Development Manager. They will inform you of the finer details regarding safety, security, the lifestyle on offer and will be on hand to answer any questions you may have.



As an apartment Owner, you can benefit from using Guest Suites at all Churchill developments throughout the country.



We understand the Service Charges and can guide you through any queries.

FAQs

Q What is Independent Retirement Living?

A Independent Retirement Living is all about having time to enjoy the things you love the most. All of the developments that Churchill Sales & Lettings deal with are designed exclusively for the over 60's or in some cases, the over 55's. Your own front door gives you privacy when you want it, but a communal Owners' Lounge enables you to experience a whole new social life with like-minded neighbours, when you wish.

Q Can I bring my pet(s)?

A We regularly see the positive impact pet ownership has on the health and well-being of our Owners, which is why, unlike some other retirement developments, our residents are usually welcome to bring well-behaved pets with them when they move in. However, you would need permission and approval from the management company.

Q What bills will I be responsible for?

A You will be responsible for the upkeep of your apartment interior but all of the communal area maintenance will form part of your service charge payment. As with any property, you will have to pay your own Council Tax. Additionally, you will have to pay for the electricity you use, your TV Licence, telephone, contents insurance and any other subscription services you may have.

Q What are Service Charges?

A The Service Charges will typically include the 24 hour Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance and a Lodge Manager. Some developments include the heating too. For more information about the Service Charges, please speak to a member of the team.

Q Do I need consent or permission before I move into my apartment?

A Yes. You will be required to attend an appointment with the Lodge Manager so that they can ascertain if you are able to live safely and independently, either with or without carers. They will also guide you around all of the communal facilities highlighting various key points such as the door/video entry system, fire drill policy, the emergency call system and instructions for the day of your move.



For more information and advice, please contact
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