



£1,100 PCM

2 Bedroom, Apartment - Retirement

42, St Richards Lodge 91 Spitalfield Lane, Chichester, West Sussex, PO19 6SJ

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Churchill
Sales & Lettings
Retirement Property Specialists

St Richards Lodge

St Richard's Lodge is a development of 43 one and two bedroom retirement apartments located in the Cathedral City of Chichester, ideally located within easy reach of all local amenities and nearby transport links. The City is steeped in history with Roman walls, the Tudor Market Cross, Georgian terraces and the beautiful Chichester Cathedral.

Chichester is a perfect mix of city, coast and countryside. The South Downs countryside with rolling green hills, ancient forests and stunning vistas to the sea is perfect for long rambles, short strolls, excursions or nature trails. The coastline around Chichester has blue flag beaches, alongside busy marinas and the spectacular Chichester harbour, an area of outstanding natural beauty. There are restaurants, seafront cafes and pubs. The coast is also a haven for birds and animals, particularly around the Pagham Harbour Nature Reserve.

St Richard's Lodge has public transport nearby and a mainline railway station offering services to London (Victoria), Gatwick and along the South Coast. Nearby Goodwood offers a host of horse and motor racing activities as well as golf and leisure pursuits.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging 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.

St Richard's 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.

St Richards 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.

St Richards 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 lovely two bedroom second floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and 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 and a freezer. 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 also be used as a Study, Dining 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 are two useful storage cupboards located in the hallway.



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Features

- Two bedroom second floor retirement apartment
- RENT INCLUDES WATER & SEWERAGE RATES
- Overlooks the communal garden
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- 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

Council Tax Band C

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

LANDLORD PAYS THIS - Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

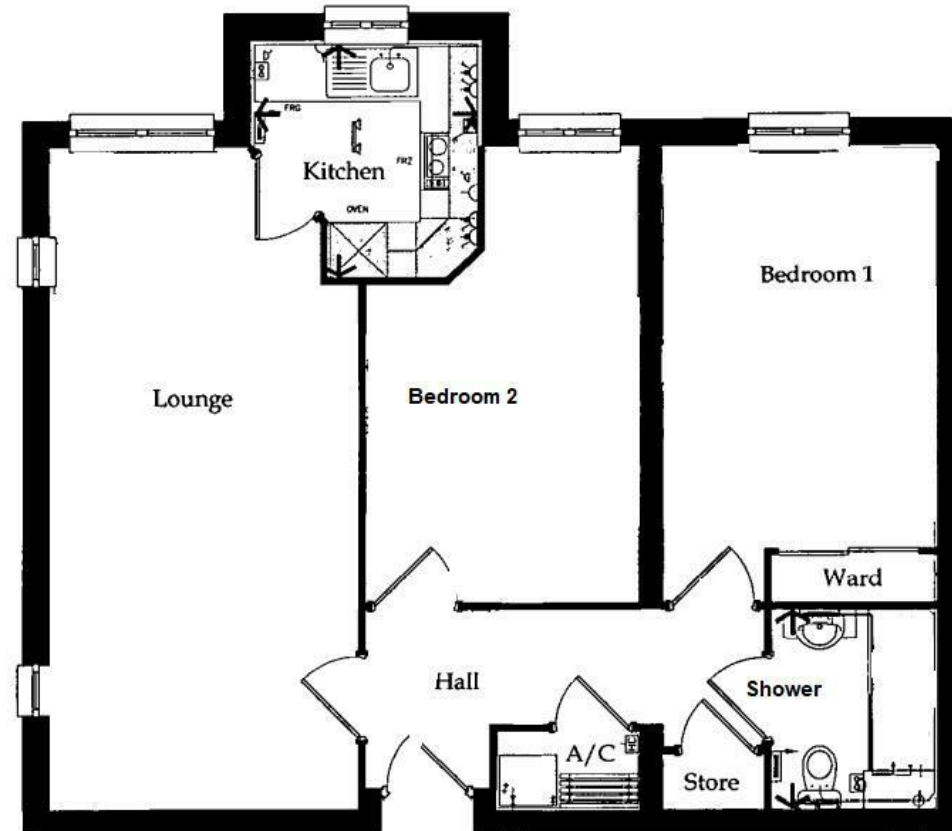
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C



Living	Width 22'-10" [6960] max	Length 10'-6" [3190] max
Kitchen	Width 8'-1" [2465] max	Length 7'-8" [2325] max
Bathroom	Width 6'-11" [2100] max	Length 5'-7" [1710] max
Bedroom 1	Width 15'-8" [4785] max	Length 9'-4" [2835] max
Bedroom 2	Width 15'-8" [4785] max	Length 9'-5" [2865] 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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