



Asking Price £86,000 Leasehold

1 Bedroom, Apartment - Retirement

33, Queen Elizabeth Lodge Laleham Gardens, Cliftonville, Margate, Kent, CT9 3PR

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Churchill
Sales & Lettings
Retirement Property Specialists

Queen Elizabeth Lodge

Queen Elizabeth Lodge is a prestigious and stylish development of one and two bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 34 properties arranged over 3 floors and is ideally situated at the end of the High Street close to all local amenities and a good range of shops and supermarkets. Situated in the town of Clintonville, Kent, which is known for its Victorian architecture, Queen Elizabeth Lodge is a delightful development ideally located for all Clintonville has to offer. There is a Tesco Extra directly opposite the development with the thriving high street a short walk away. For those who enjoy being outdoors, Northwood Park and Dane Valley Woods are a short trip away, as well as Margate beach.

Cliftonville, Margate offers many travelling options connecting to London, Dover and the surrounding areas by train and bus. The closest train station is Margate Station Approach, which has fast services to London St Pancras. Margate Station is less than a 10-minute car ride away. The Lodge manager is on hand 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 Living developments across the country. Prices are available from the Lodge Manager.

Queen Elizabeth 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.

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

Queen Elizabeth 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

ONE BEDROOM RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is front facing and is presented in good order.

The Lounge offers ample space for living and dining room furniture. A window provides lots of natural light. This room is currently being used as the bedroom.

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 freezer.

The Bedroom is a generous-sized double room with built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. This room is currently being used as the lounge.

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

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Queen Elizabeth lodge!



Features

- One bedroom second floor apartment
- Owners' Lounge/Kitchen
- Communal laundry
- Lift to all floors
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Owners parking
- Communal gardens
- 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2025):
£2,318.92 per annum.

Ground Rent £651.58 per annum. To be reviewed
December 2027.

Council Tax Band B

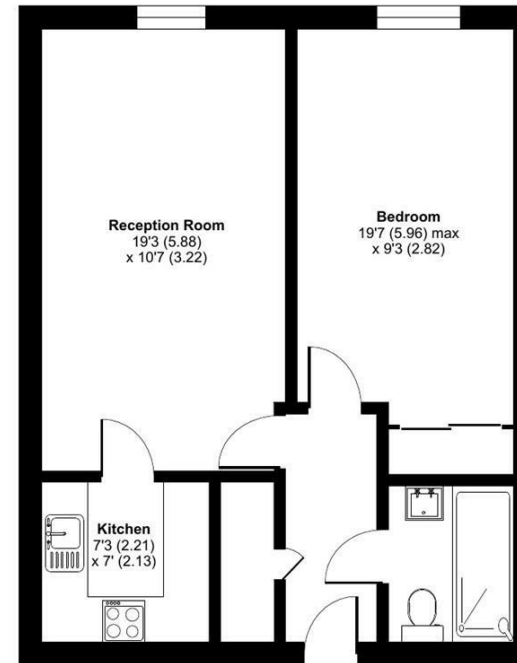
125 lease years commencing 2007

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.

Approximate Area = 554 sq ft / 51.5 sq m
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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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