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Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

14, Dickens Lodge Wealdhurst Park, Broadstairs, Kent, CT10 2DY

 0800 077 8717

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# Dickens Lodge

Dickens Lodge is a prestigious and stylish development of one and two bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 32 properties arranged over Three floors and is ideally situated on the edge of the town in Broadstairs within close walking distance of local shops and amenities.

Broadstairs is a coastal town on the Isle of Thanet within the County of Kent. One of the most famous residents in history is Charles Dickens whom the lodge is named after. The town is about 80 miles East of London with great transport links into the capital.

Dickens Lodge's 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 Living developments across the country. Prices are available from the Lodge Manager.

Dickens 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. A 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.

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

Dickens 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 FIRST FLOOR RETIREMENT APARTMENT\*\*

Welcome to Dickens Lodge! This delightful one bedroom first floor retirement apartment is presented in good order throughout and is conveniently located near the lift and stairs providing easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is plenty of space for living and dining room furniture and a window provides lots of natural light.

The Bedroom is a generous double room with a built in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

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

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Dickens Lodge!





# Features

- One bedroom first floor apartment
- Lodge Manager
- Owners' Lounge/Kitchen
- Communal Laundry
- Lift to all floors
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Car Parking and 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 August 2025):  
£2,759.97 per annum.

Approximate Area = 659 sq ft / 61.2 sq m  
For identification only - Not to scale

Ground rent £598.44 per annum. To be reviewed in  
March 2026

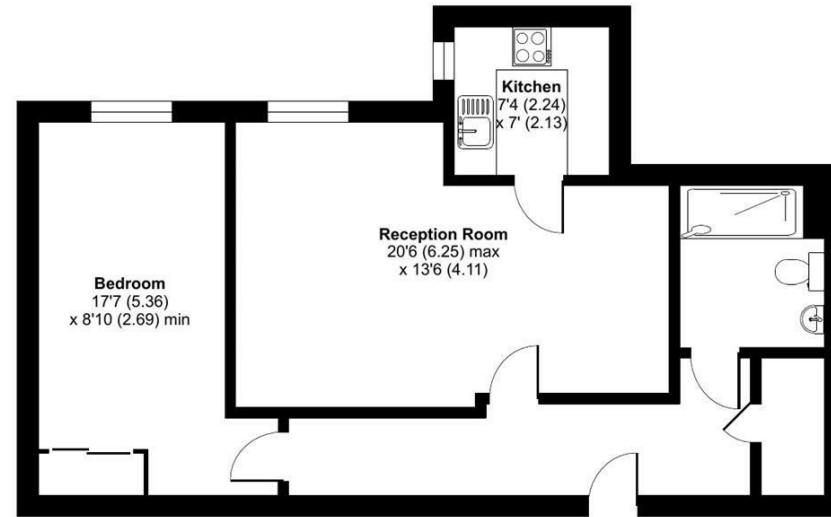
Council Tax Band B

125 year lease commencing 2005

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, air source  
heating, communal cleaning, utilities and  
maintenance, garden maintenance, lift maintenance,  
Lodge Manager.

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



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 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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