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Asking Price £289,950 Leasehold

1 Bedroom, Apartment - Retirement

1, Keyes Lodge King Edward Avenue, Dartford, Kent, DA1 2FH

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Keyes Lodge

Situated on King Edward Avenue in the town of Dartford, Keyes Lodge is a stylish development of 68 one and two bedroom retirement apartments.

Keyes Lodge is conveniently located for the town and local amenities. The excellent transport links are a real benefit of Dartford. There are quick links to central London and good access to the M25. Buses also service the area and deliver delightful journeys to the magical heartlands of the Weald.

Keyes Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists with 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 Living developments across the country. Prices are available from the Lodge Manager.

Keyes 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.

Keyes 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.

Keyes 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\*

Welcome to Keyes Lodge! This delightful one bedroom first floor retirement apartment is presented in fantastic order throughout and is conveniently located near the owners lounge and wellbeing suite. The benefit of this apartment is that it is one of the largest one beds at Keyes Lodge.

The Living Room is a good size room and offers ample space for living and dining room furniture. A door opens to the owners private patio area. Windows provide natural light.

The Kitchen is accessed via the Living Room and offers a range of modern 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 provides light and ventilation.

The Bedroom is a generous double room with a walk in wardrobe. There is plenty of space for additional furniture. A large window provides lots of natural light.

The Shower Room offers an open shower with handrails, a heated towel rail, WC and wash hand basin with vanity unit below.

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

This apartment simply must be viewed!



# Features

- One bedroom ground floor apartment with patio
- Fully fitted modern kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Owners Wellbeing Suite
- 24 hour Careline system for safety and security
- Owners' private car park
- 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):  
£3,107.98 per annum.

Ground rent: £575 per annum. To be reviewed in  
June 2024.

Council Tax: Band C

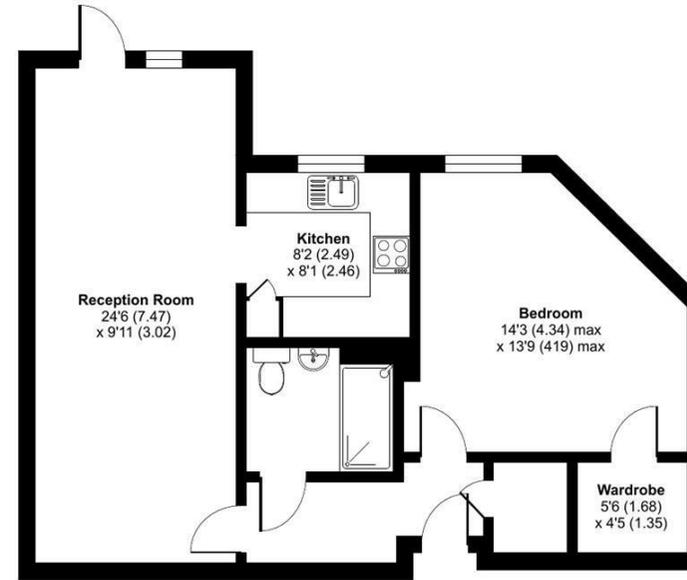
125 lease years commencing 2017

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, Ground  
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 of the sale of the property.

Approximate Area = 646 sq ft / 60 sq m  
For identification only - Not to scale



EPC Rating: B

 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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