Asking Price £317,000 Leasehold

2 Bedroom, Apartment - Retirement

12, Beatrice Lodge Canterbury Road, Sittingbourne, Kent, ME10 4FD

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Churchill
Sales & Lettings
Retirement Property Specialists

Beatrice Lodge

Beatrice Lodge is a delightful development with 45 one and two bedroom retirement apartments, located in the modern market town of Sittingbourne.

Sittingbourne is a popular town located in the Swale district of Kent. Just 17 miles from Canterbury and within 45 miles of London.

Train links to London Victoria and HS1 to St Pancras International mean Sittingbourne is in an ideal location for visits to the capital. The High Street is less than half a mile away from the development.

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

Beatrice Lodge is 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.

Beatrice 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.

Beatrice Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to Beatrice Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is conveniently located near the lift and stairs and is presented in good order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living room furniture and a french door opens to a Juliet Balcony.

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 induction hob with extractor hood over, a fridge, a frost-free freezer and washing machine. A window provides light and ventilation.

Bedroom One is a generous-sized double room with the addition of a Study area. This room offers a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required. Two windows keep this lovely room bright and light.

Bedroom Two is another good-sized double room that is currently being used as a separate Dining Room.

The Shower Room offers a curved shower cubicle with handrail, a 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.

Call us today to book your viewing at Beatrice Lodge!

Features

- Two bedroom first floor apartment with Juliet Balcony
- Fully Fitted Kitchen with Integrated Appliances
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Great location close to the town centre and excellent transport links
- Owners private car park
- Owners Buggy Storage
- 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
- Landscaped gardens

Key Information

Service Charge (Year Ending 31st May 2026): £4,837.03 per annum.

Ground Rent: £625 per annum. To be reviewed November 2025.

Council Tax: Band B

999 year Lease commencing 2018

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.

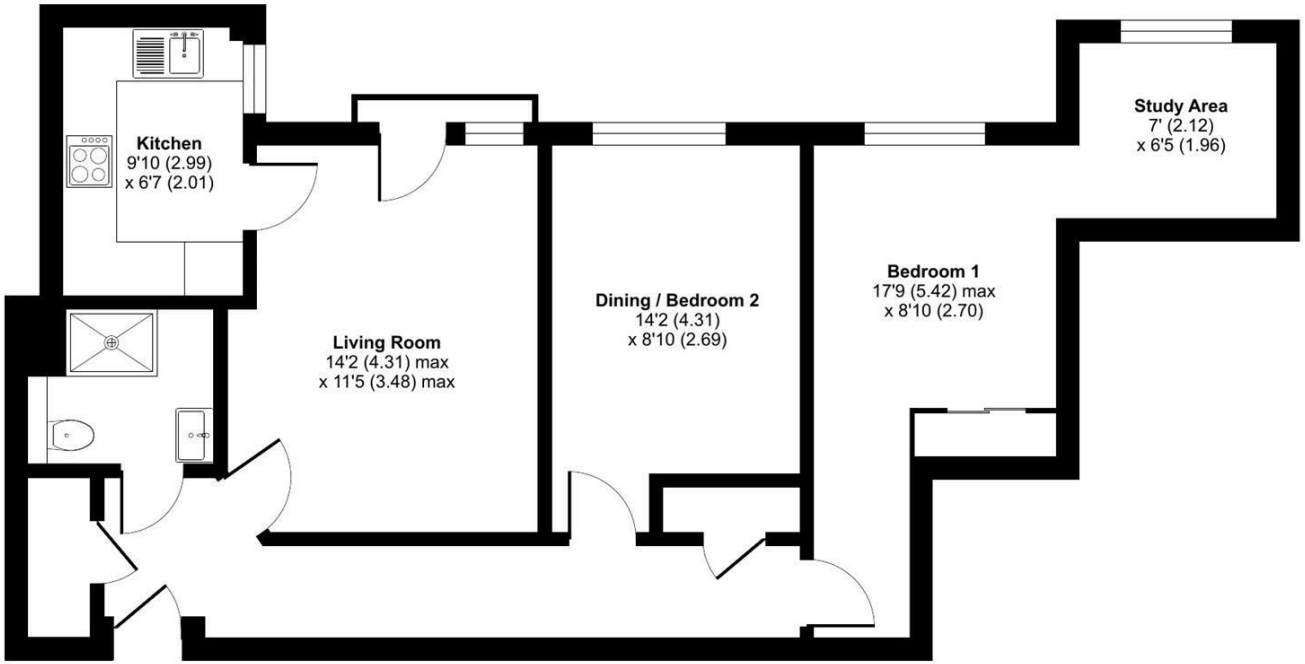
Service charges include: Careline system, buildings insurance, ground source heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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.

EPC Rating: B

Approximate Area = 705 sq ft / 65.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1277727

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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