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**Asking Price £125,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

2, Queen Elizabeth Lodge Laleham Gardens, Margate, Kent, CT9 3PR

 0800 077 8717

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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 GROUND FLOOR  
RETIREMENT APARTMENT WITH PATIO\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment which benefits from a Southerly facing patio. The property provides spacious accommodation and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is an electric waist-height oven, electric induction hob and a built in freezer. A window provides light and ventilation.

The bedroom is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a large window keeps this bedroom bright and light.

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

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

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



# Features

- One bedroom ground floor apartment
- Lodge Manager available 5 days per week
- Owners' Lounge with regular social events
- Communal Laundry
- Lift to all floors
- 24 Hour emergency Careline system
- Owners private car parking
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens



# Key Information

Service Charge (Year Ending 31st May 2026): £2,775.36 per annum.

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale

Ground Rent £651.58. To be reviewed 1st December 2027.

Council Tax Band B

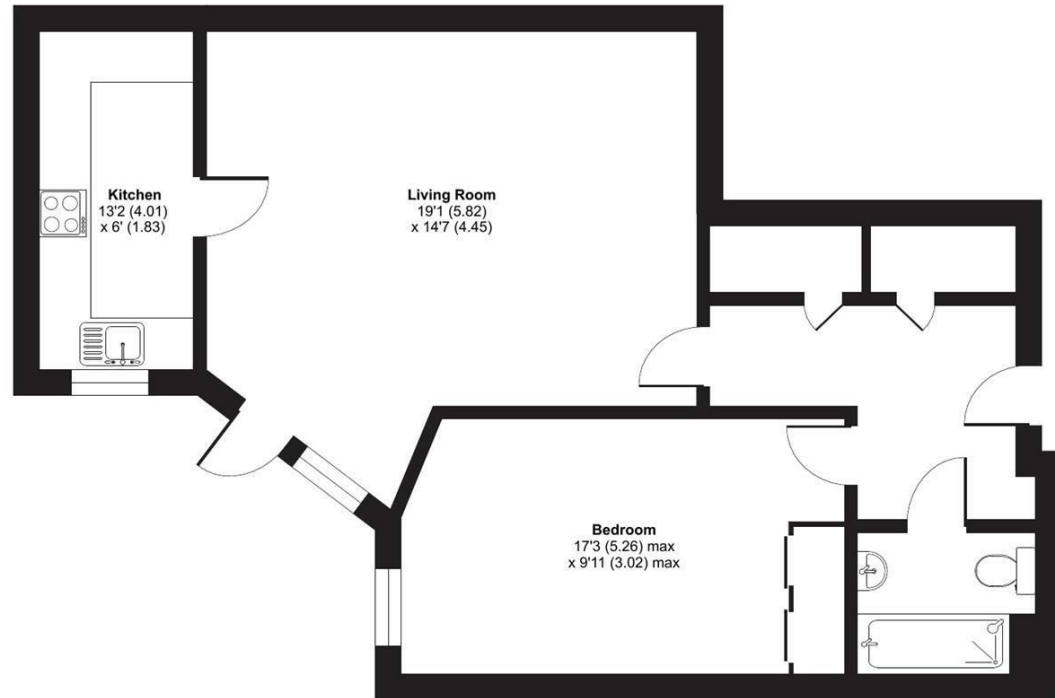
125 lease commencing 2006

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.

EPC Rating: C



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1312591

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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