£1,700 PCM

1 Bedroom, Apartment - Retirement

37, Orchard Lodge The Pippin, Calne, Wiltshire, SN11 8RN

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Orchard Lodge

Orchard Lodge is a beautiful development of 39 one and two bedroom apartments in the historic market town of Calne. Located in the heart of the town, these brand new retirement homes offer contemporary living within a historic conservation area just a short walk from the local shops, amenities and leisure facilities. If you're looking to retire in Calne you'll be happy to know this is one of the best retirement communities to live in.

A number of beautiful locations can be found in and around Calne, offering relaxing places for a walk or a day out with the family. The Bowood Estate has been home to the Lansdowne Family since 1754 and is set in beautiful 'Capability Brown' parkland. The estate includes the historic House & Gardens, an arboretum, a café as well as a Hotel, Spa & Golf Resort.

The timeless Wiltshire countryside surrounding Calne is both easily accessible. Head to Cherhill Downs to discover the famous Cherhill White Horse, enjoy the spectacular views from Lansdowne Monument or walk around the nature reserve at Penn Wood for a peaceful stroll amongst trees and wildflowers.

With transport links on hand to Bath & Swindon via the M4 or further afield to London via Chippenham Railway Station, Orchard Lodge has everything nearby, with ample opportunities to travel further afield if you desire. However you choose to explore the local area, there are plenty of opportunities to spend more time with the ones who mean the most.

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.

Orchard Lodge has been designed with safety and security at the forefront. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Orchard 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.

Orchard 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

** Service Charges are included in the rent - No Ground Rent to pay **

Rent a BRAND NEW Churchill Living retirement apartment in Calne! Built by the award-winning Churchill Living, this stunning one bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Orchard Lodge.

Priced at £1,700, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.

Features

- ** Service Charges are included in the rent **
- ** No Ground Rent to pay **
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Guest Suite available for your friends and family to stay in
- Excellent central location

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

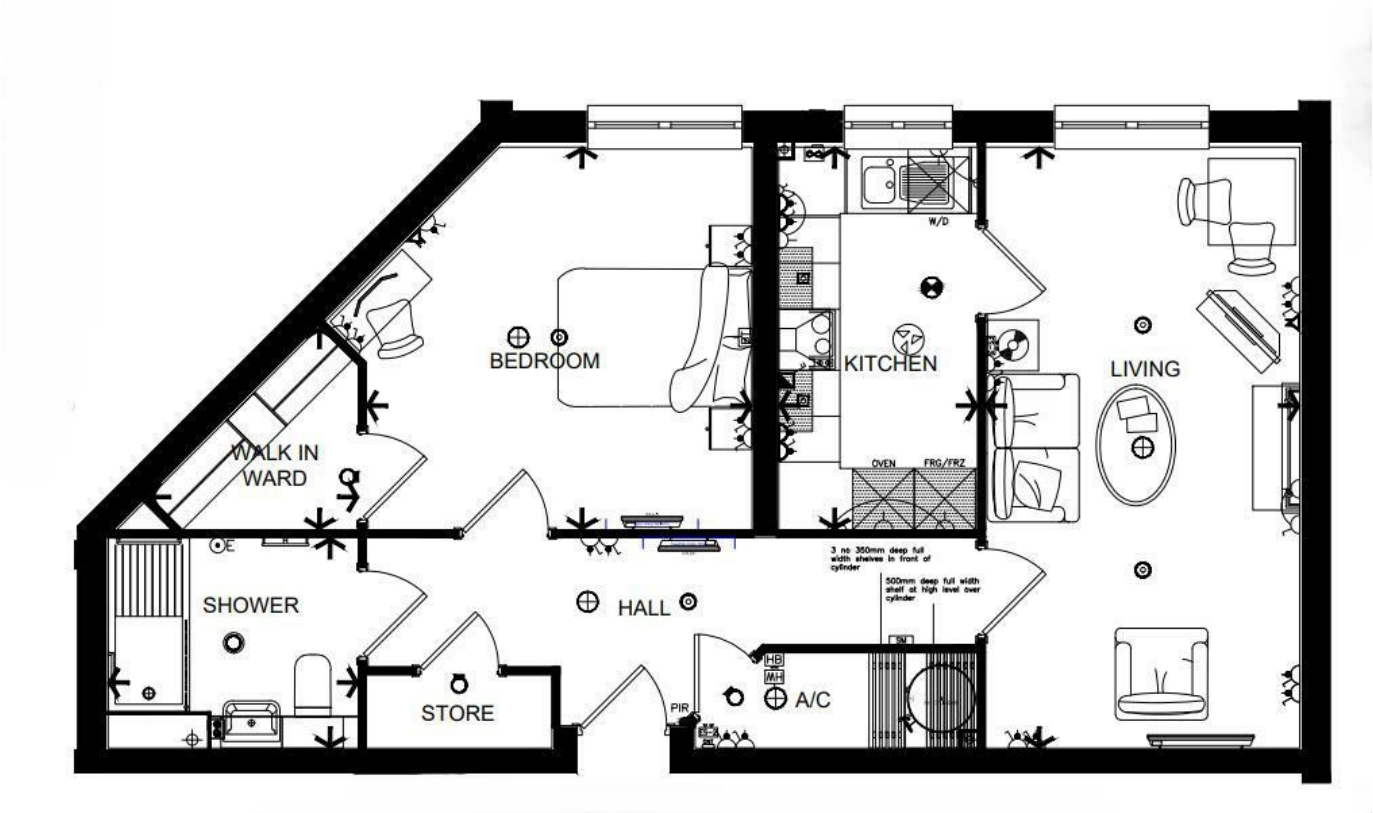
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



EPC Rating: B

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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