# £1,450 PCM

## 1 Bedroom, Apartment - Retirement

40, Bower Lodge Stratford Road, Shirley, West Midlands, B90 3DN

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# Bower Lodge

Conveniently situated between Stratford upon Avon and Birmingham, Shirley has become a much sought after suburb of nearby Solihull. Bower Lodge is perfectly located on Shirley's main High Street, with a bus stop directly outside the lodge with direct access into the town centre. Shirley offers a wide range of shops including a good mix of independent retailers and well known high street brands. To complement this, a vast array of pubs, restaurants and eateries with cuisines from around the world are all close to the lodge.

A Sainsbury's supermarket is close to the lodge and only a short five minute drive away is Solihull Sears Retail Park. In addition, local amenities include a library, post office, chemists, doctors, opticians and a hairdressers so everything you need is on your doorstep.

Bower Lodge is also well placed for days out to Solihull where there is the popular Touchwood Shopping Centre, cafés, restaurants and a cinema. Birmingham and Stratford upon Avon are both great days out whether it's a trip to the theatre, art galleries and museums or meeting up with friends for lunch or an afternoon of shopping in the state-of-the-art Bullring and Grand Central with its' iconic Selfridges department store.

Shirley itself has a beautiful park, as well as woodland at Bill's Wood and Palmers Rough. In addition, the delightful Stratford upon Avon canal provides ample opportunities for strolls along the tow path. For golf lovers, Shirley Golf Club is very popular and is just a short drive from the lodge so you have everything that you need close by for an active and independent retirement.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' 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.

Bower 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.

Bower 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 Resident.

Bower 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

Rent a BRAND NEW Churchill Living retirement apartment in Shirley! 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 Bower Lodge.

Priced at £1,450pcm, 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.

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# Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' 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
- Residents' private car park
- Guest Suite available for your friends and family to stay in

# 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.

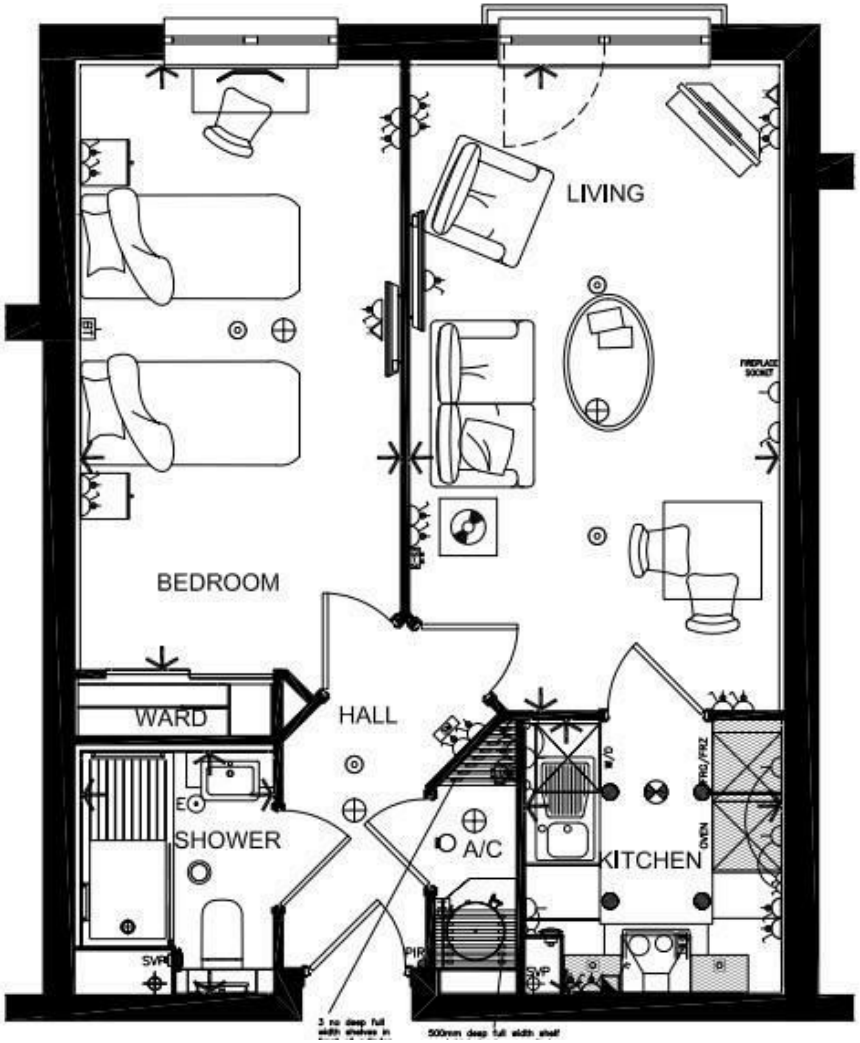
Service Charges Include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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 15 days (or other deadline as mutually agreed in writing).

EPC Rating: C




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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