



£1,950 PCM

1 Bedroom, Apartment - Retirement

5, Chiltern Lodge Longwick Road, Princes Risborough, Buckinghamshire, HP27 9EP

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Sales & Lettings
Retirement Property Specialists

Chiltern Lodge

Chiltern Lodge is a delightful development of one and two bedroom retirement apartments located in the town of Princes Risborough.

The Lodge is situated within the heart of the town, a stone's throw from a large supermarket and the start of the High Street which still retains its old world charm and is designated as a conservation area. Nestled within this, there are a wide range of independent shops offering cards and gifts, hardware, jewellery, local food and drink, and consumer goods.

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

Chiltern 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.

Chiltern 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

** Service Charges and Ground Rent are included in the rent **

Rent a BRAND NEW Churchill Living retirement apartment in Princes Risborough! Built by the award-winning Churchill Living, we have a 1 bed BRAND NEW apartment to rent, on a long term basis, in this sought after development, Chiltern Lodge.

Priced at £1,950, call today to book your appointment to view.

Apartment photos to follow.



Features

- ** Service Charges and Ground Rent are included in the rent **
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in
- Owners' private car park
- Landscaped gardens



Key Information

Council Tax Band C

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 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months 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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