



£2,250

1 Bedroom, Apartment - Retirement

31, Dovehouse Lodge Wratten Road West, Hitchin, Hertfordshire, SG5 2EJ

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Dovehouse Lodge

Dovehouse Lodge is a development of 53 one and two bedroom retirement flats in Hitchin. Nestled in a quiet, residential area these modern apartments offer a peaceful place to call home.

Hitchin is a beautiful historical market town based in North Hertfordshire surrounded by old traditional buildings dating back to the 15th century and Tudor and Georgian buildings surround the town, creating the beautiful look that Hitchin is so famous for.

The town centre offers a vibrant shopping area with many independent retailers, quirky boutiques and other individual shops.

Hitchin is ideally situated for road links being just three miles from the A1(M), 10 miles from the M1 and 39.4 miles from the City of London.

Dovehouse Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They assist in 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Dovehouse 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. A 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.

Dovehouse Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Dovehouse Lodge requires at least one apartment occupant to be over the age of 60 with any second occupant 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 Hitchin! Built by the award-winning Churchill Living, we have a 1 bedroom BRAND NEW apartment to rent, on a long term basis, in this sought after development, Dovehouse Lodge.

Priced at £2,250, call today to book your appointment to view.

Apartment photos to follow.



# Features

- \*\* Service Charges and Ground Rent are included in the rent \*\*
- Apartment heating included in Service Charge
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Brand New Apartment
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders



# 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

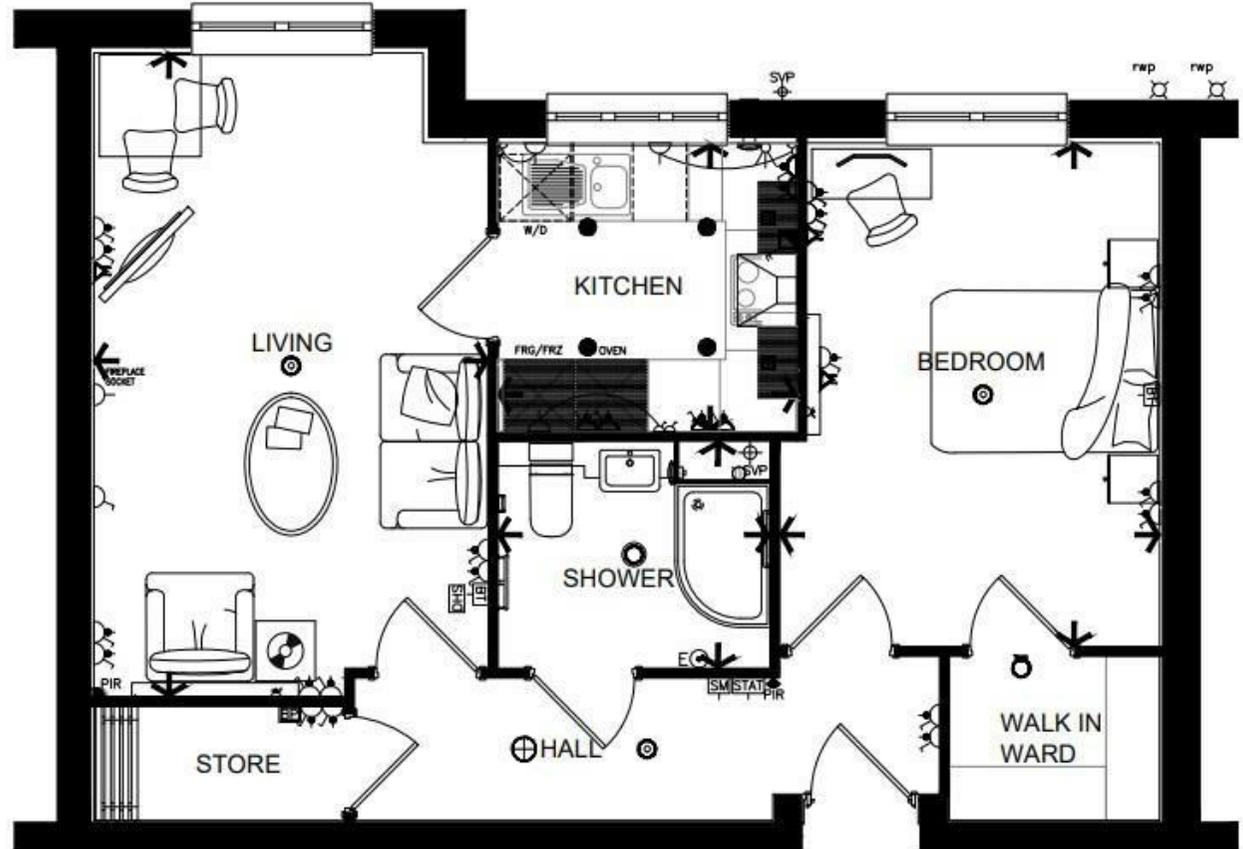
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## 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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