



£1,900 PCM

1 Bedroom, Apartment - Retirement

16 Mcindoe Lodge Garland Road, East Grinstead, RH19 1FU

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Churchill
Sales & Lettings
Retirement Property Specialists

16 McIndoe Lodge

McIndoe Lodge is a modern, purpose built development of 49 one and two bedroom retirement apartments located in East Grinstead which lies almost halfway between London and the South Coast. Surrounded by the specular countryside of the South East, also offering a wealth of architectural heritage.

East Grinstead has a vibrant high street filled with numerous privately owned retail shops catering for all your everyday needs with supermarkets, convenience stores, a Post Office, dentists' and doctors' surgeries. East Grinstead Library can also be found here along with a variety of eateries.

There is a bus service for the local area and trains run direct to London Victoria.

The Lodge manager is on hand throughout the day 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.

McIndoe 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.

McIndoe 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.

McIndoe 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 East Grinstead! 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 McIndoe Lodge.

Priced at £1,900, call today to book your appointment to view.



Features

- **** Service Charges and Ground Rent are included in the rent ****
- A BRAND NEW One bedroom first floor apartment
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners lounge with regular social events
- Landscaped gardens
- Owners parking
- RENT INCLUDES HEATING & WATER & SEWERAGE RATES
- 24 HOUR CARELINE SYSTEM INCLUDED IN THE RENT



Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

Council Tax: Band B

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.

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

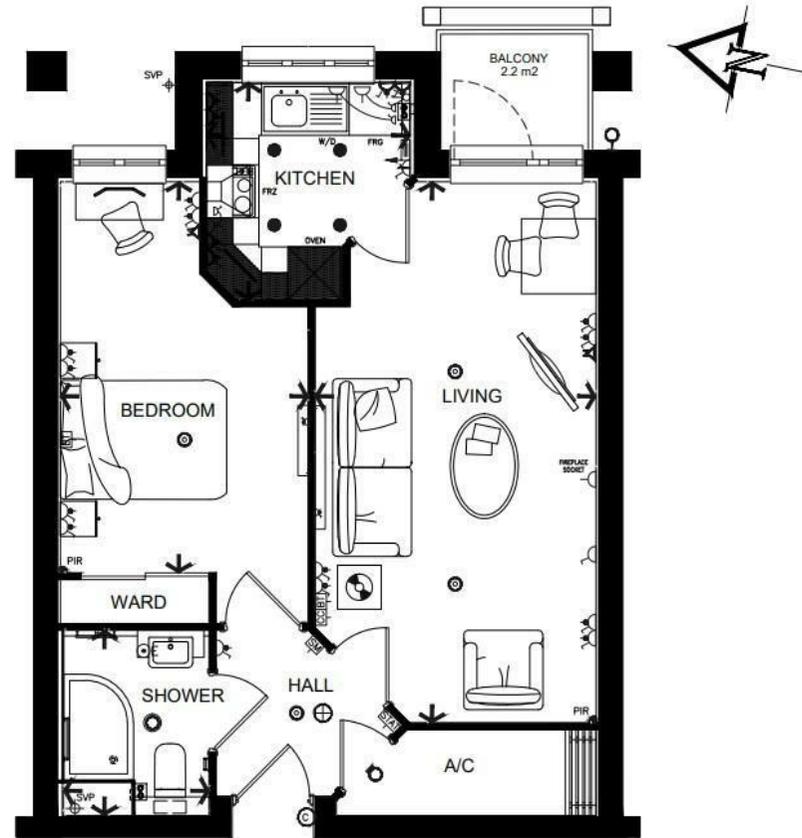
Security Deposit

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).



Living	Width 10'-6" [3205] max	Length 20'-2" [6135] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-6" [1665] max	Length 6'-11" [2100] max
Bedroom	Width 9'-3" [2830] max	Length 14'-7" [4435] max
← 7'-8" [2325] →		Arrows denote measurement distances

EPC Rating:

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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