



£2,700 PCM

2 Bedroom, Apartment - Retirement

3, Albert Lodge Ock Street, Abingdon-on-Thames, Oxfordshire, OX14 5DQ

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Albert Lodge

Albert Lodge is a modern, purpose built development of 39 one and two bedroom retirement apartments located in Abingdon-on-Thames, and has been named after the monument to Prince Albert, which has stood near the heart of the town since 1865 in Albert Park.

This development is close to the town centre and market square which has a good selection of shops and weekly markets. This historical town, being on the Thames, offers many tranquil walks along flat ground and in beautiful parks. The town, which is only six miles from Oxford city centre, also hosts many historical events such as the yearly Abingdon fair which has been running for more than six hundred years.

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.

Albert 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.

Albert 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.

Albert 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 Abingdon! Built by the award-winning Churchill Living, this stunning two bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Albert Lodge.

Priced at £2,700, 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 and Ground Rent are included in the rent \*\*
- 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
- Close to the town centre & excellent transport links
- Lift to all floors
- Beautifully landscaped gardens
- Owners' 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:

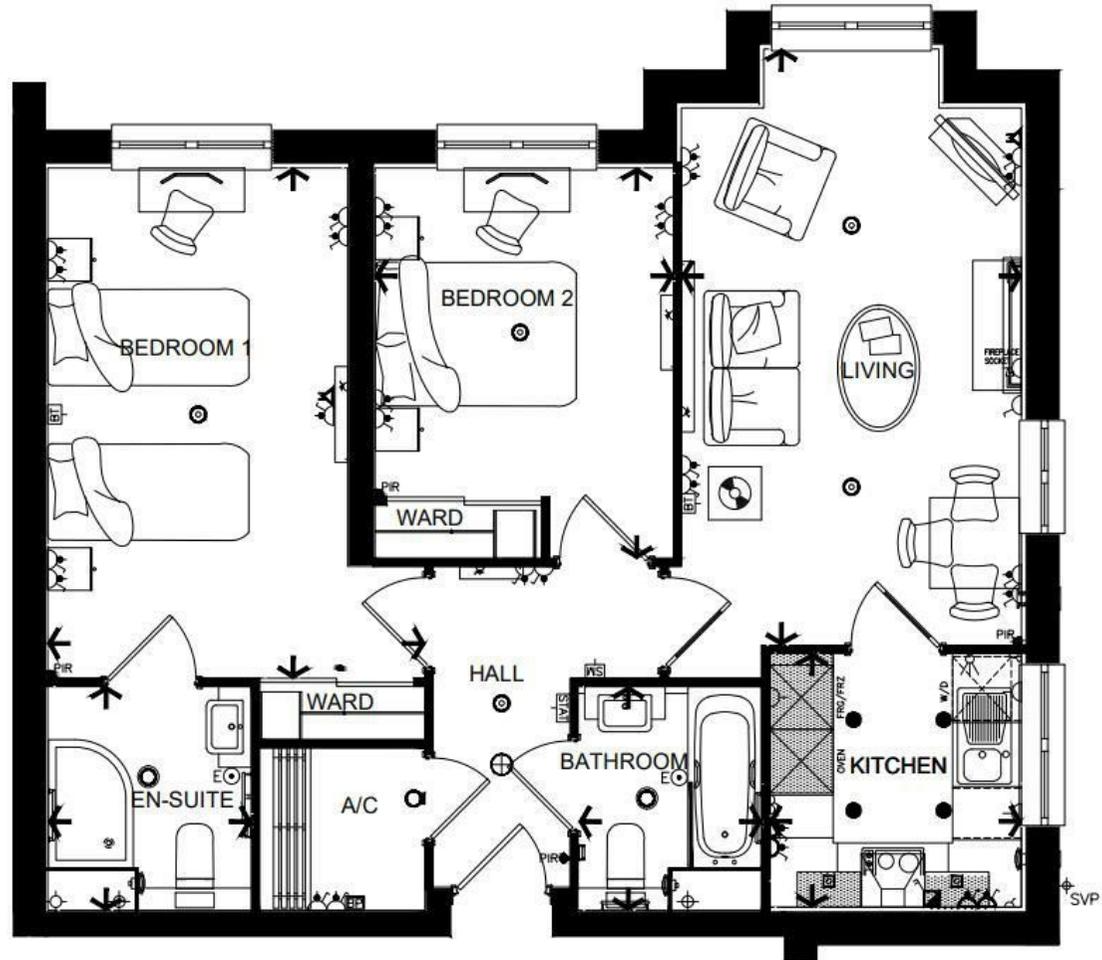
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

#### 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 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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