



£2,800 PCM

2 Bedroom, Apartment - Retirement

52, Austen Lodge London Road, Basingstoke, Hampshire, RG21 4FQ

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Sales & Lettings  
Retirement Property Specialists

# Austen Lodge

Austen Lodge is a beautiful development of 56 one and two-bedroom retirement apartments in the desirable market town of Basingstoke.

The development is ideally located opposite the scenic War Memorial Park on London Road, within close proximity to the busy town centre with a number of shops and amenities including Festival Place shopping centre. The centre is home to a variety of tempting restaurants and cafés, a cinema, a leisure and sports centre, and a community library. A twice weekly market is held in the Market Place at the Top of the Town, selling everything from fruit, vegetables and artisan breads to clothing and perfume. For those who enjoy performing arts, Anvil Arts runs a year-round programme, showcasing the very best in music, performance, cultural education and arts at its three venues within the town.

The Basingstoke Canal runs from the village of Greywell connecting Basingstoke to the River Thames and is abundant in wildlife. The Towpath Trail which runs the length of the canal is the perfect spot for a leisurely walk, taking in the sights along the way. Surrounded by beautiful countryside, Basingstoke also has a wealth of historical houses and places to visit on its doorstep including The Vyne Tudor Mansion, Basing House, and Whitchurch Silk Mill.

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.

Austen 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.

Austen 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.

Austen 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 are included in the rent - No Ground Rent to pay \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Basingstoke! 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 Austen Lodge.

Priced at £2,800, 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

- \*\* Service Charges are included in the rent \*\*
- \*\* No Ground Rent to pay \*\*
- 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
- Lift to all floors
- Beautifully landscaped gardens
- Guest Suite available for your friends and family to stay in
- Excellent location near to town centre







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