



£2,050 PCM

1 Bedroom, Apartment - Retirement

28, Coronation Lodge Grange Road, West Kirby, Merseyside, CH48 4EL

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Sales & Lettings  
Retirement Property Specialists

# Coronation Lodge

Coronation Lodge is a beautiful collection of 38 one and two-bedroom apartments. West Kirby is a beautiful coastal town in The Wirral and is located at the northwest tip of the peninsula. Surrounded by a marina and sandy beach, West Kirby is the ideal location for an active retirement.

Away from the waterfront, West Kirby is known for its original streets and lively town centre. The Crescent, a curved street filled with Tudor architecture, is home to Highstreet brands and local stores, whilst Banks Road is lined with local independent shops, cafés, bars and restaurants. The development on Grange Road is conveniently situated for travel in and out of the town, both by car and bus. A bus stop is located less than a 5-minute walk away offering services to Moreton, Eastham Ferry and Liverpool. For those wishing to explore further afield, the train station is also within easy reach of the development with services to Birkenhead, Chester, Liverpool, Southport and Ormskirk. Hoylake is another popular destination that is well worth visiting and only a mile from West Kirby. There are plenty of cafés, bars, restaurants and small shops to wander into. West Kirby is also where the Wirral Way starts - a 12-mile, traffic free path through the unique Wirral Countryside and along the beautiful coastal estuary of the River Dee. Walk or cycle this route to explore the unique landscape of the peninsula.

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.

Coronation 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.

Coronation 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.

Coronation 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 West Kirby. 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 Coronation Lodge.

Priced at £2,300, 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 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
- Owners' private car park
- Guest Suite available for your friends and family to stay in

# Key Information

## OVER 60's RETIREMENT APARTMENT

Council Tax: Band TBC

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, communal heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

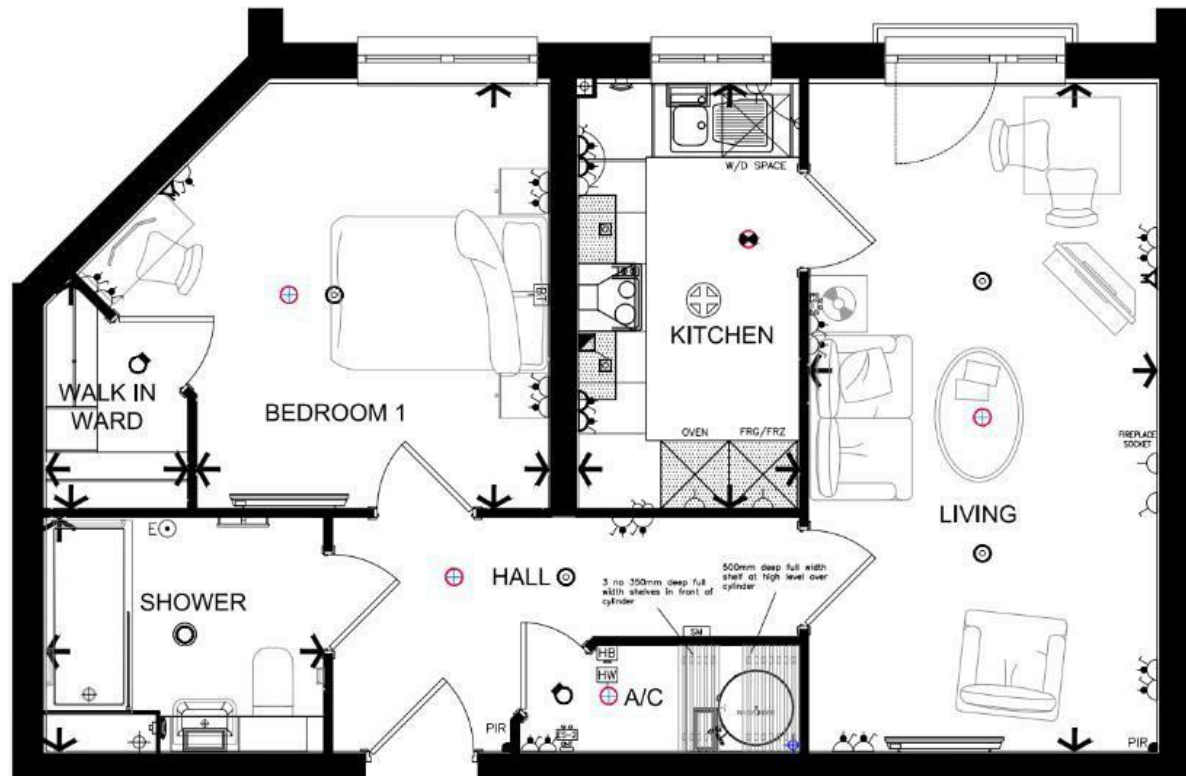
### Security Deposit

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:

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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