# £2,600 PCM

## 1 Bedroom, Apartment - Retirement

12, Sanderson Lodge Addington Road, Selsdon, Surrey, CR2 8AY

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# Sanderson Lodge

Sanderson Lodge is a charming development of 37 one and two bedroom retirement apartments with a beautiful secluded garden, located in the heart of Selsdon.

The development is ideally located for the bustling High Street which has a wide range of retailers, a variety of restaurants and coffee shops, a large supermarket, a library and the Village Hall.

Selsdon is a small suburban village in North Surrey that dates back as far as Anglo Saxon times and the reign of Edward The Confessor. The area has come a long way since then and offers everything you could hope for on your doorstep – not only providing easy access to the natural beauty of the Surrey countryside and beyond, but equally offering easy access to London. Regular buses service Selsdon and the surrounding areas, with the Freedom Pass allowing free travel to explore all that the area has to offer. The train from Sanderstead main railway station provides direct trains to London Victoria.

The town is home to a number of wonderful local walks including the Sanderstead Plantation (The second highest point in London). Nearby you'll find the Selsdon Woods National Trust site, as well as a number of other options for nature and bird lovers.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' 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.

Sanderson 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.

Sanderson 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 Resident.

Sanderson Lodge requires at least one apartment Resident to be over the age of 60 with any second Resident over the age of 55.

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# Property Overview

Rent a BRAND-NEW Churchill Living retirement apartment in Selsdon! 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 Sanderson Lodge.

Priced at £2,450pcm, 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

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' 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
- Residents' private car park
- Guest Suite available for your friends and family to stay in

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# 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.

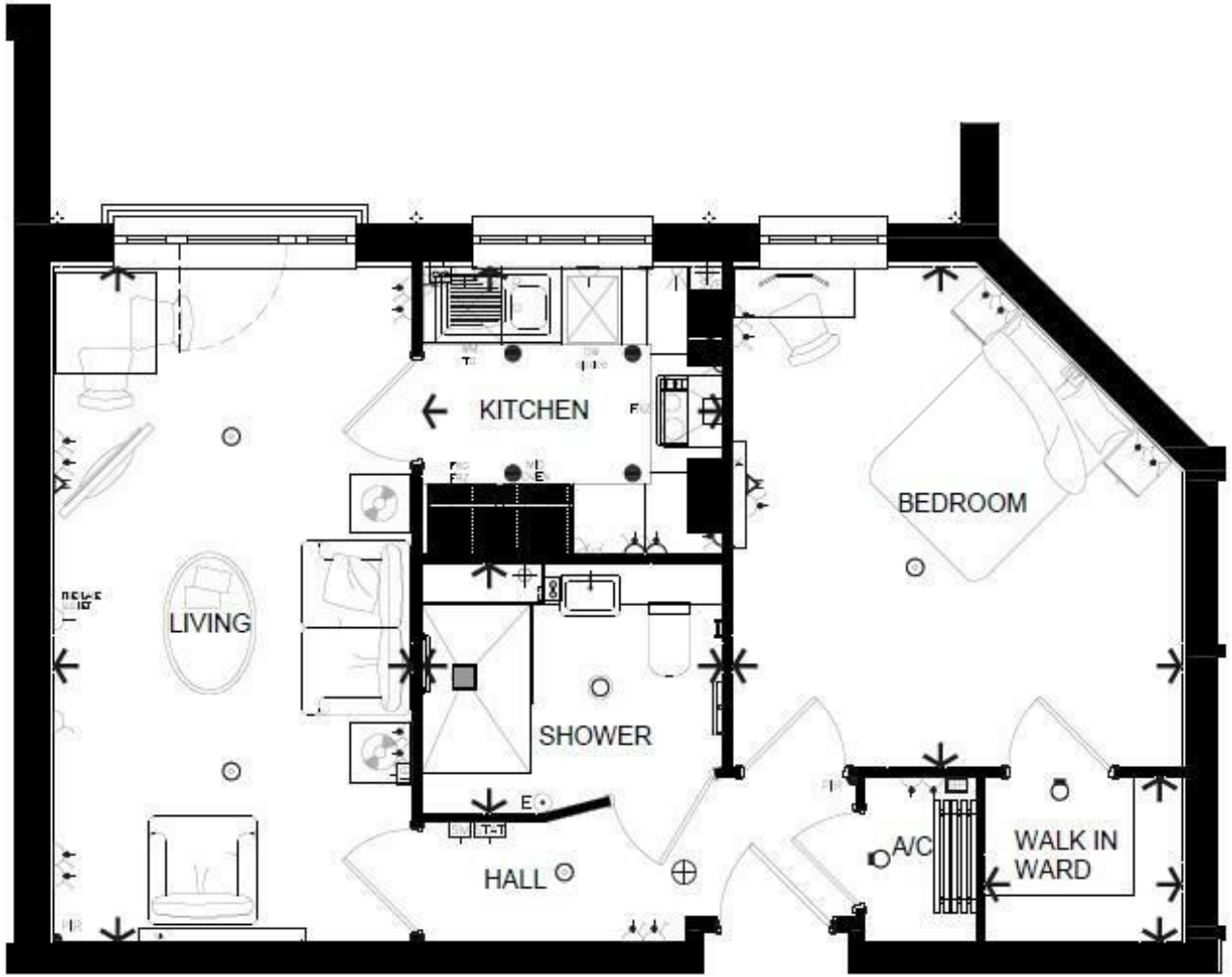
Service Charges Include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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 15 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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