

£1,800 Per Month

1 Bedroom, Apartment - Retirement

23, Cleves Lodge Camps Road, Haverhill, Suffolk, CB9 8JU

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Cleves Lodge

Cleves Lodge is a beautiful development of 34 one and two-bedroom retirement apartments exclusively for the over 60s, ideally situated in the market town of Haverhill, conveniently close to the village centre and local amenities.

Haverhill is a vibrant market town located on the Suffolk, Essex, and Cambridgeshire borders in East Anglia, England. Steeped in history and surrounded by beautiful countryside, it's a growing town that offers a unique blend of rich heritage, modern amenities, and a thriving community spirit. With its diverse attractions and excellent transport links, Haverhill is an ideal destination for visitors and a wonderful place to call home.

Equipped with parks and green spaces, Haverhill offers plenty of opportunities for outdoor recreation. East Town Park is a local favourite, featuring beautiful gardens, woodlands, walking trails, and a children's play area. For those seeking more active pursuits, Haverhill Golf Club provides a challenging 18-hole course set in picturesque countryside.

With a long and fascinating history dating back to Saxon times. Haverhill's historical roots are evident in the town's architecture, such as the striking St. Mary's Church, which features parts dating back to the 12th century. The town's heritage is also showcased at the Haverhill and District Local History Centre, where visitors can explore exhibitions and archives detailing the evolution of this unique market town.

The town centre offers a mix of independent shops, high street retailers, cafes, and restaurants. The Haverhill Market runs twice a week and is a popular destination for those looking to purchase fresh local produce, handmade goods, and a variety of other items in a lively and friendly atmosphere.

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.

Cleves 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.

Cleves 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.

Cleves 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

** Service Charges are included in the rent - No Ground Rent to pay **

Rent a BRAND NEW Churchill Living retirement apartment in Haverhill! 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 Cleves Lodge.

Priced at £1,800, 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
- Owners' 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

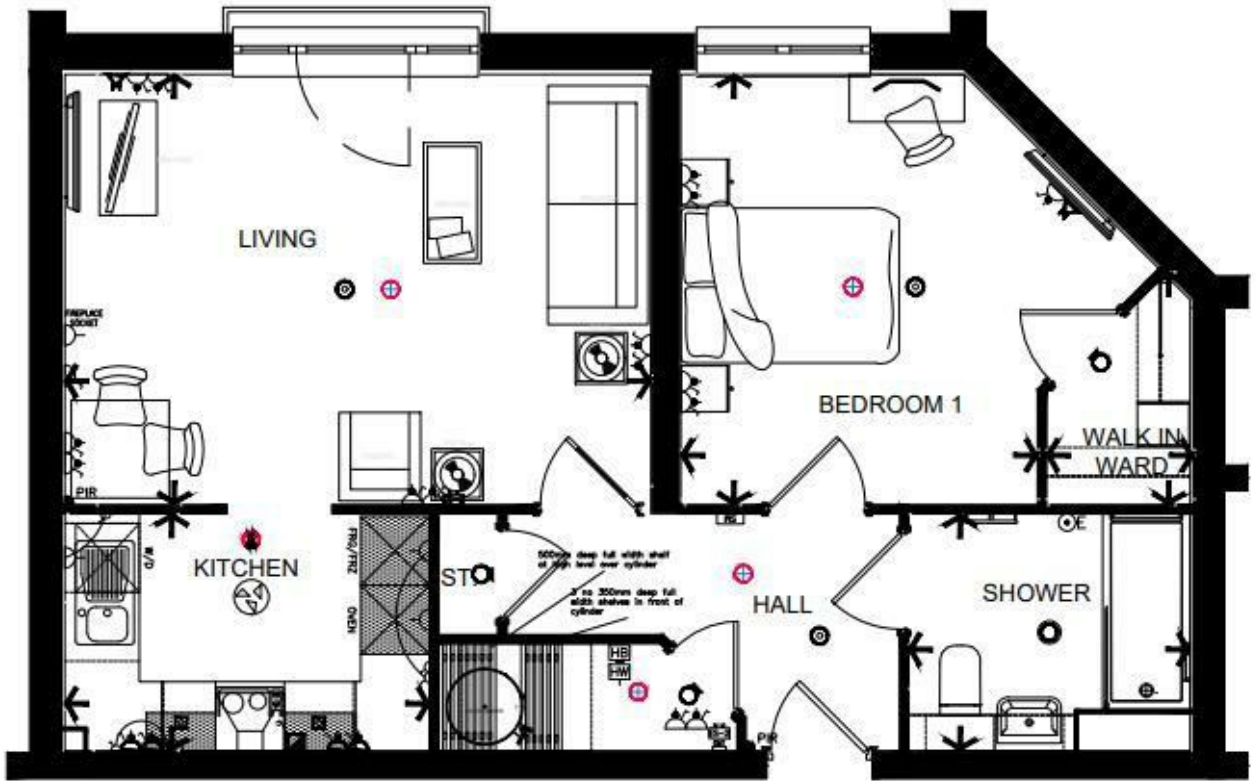
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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 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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