£2,500 PCM

2 Bedroom, Apartment - Retirement

49 Liberty Lodge Risbygate Street, Bury St. Edmunds, IP33 3GL

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

Churchill
Sales & Lettings
Retirement Property Specialists

49 Liberty Lodge

Liberty Lodge is a beautiful collection of 49 one and two bedroom retirement apartments.
This new development is located in the historic market, cathedral town of Bury St Edmunds in Suffolk. The Lodge is situated on a quaint street that leads you directly to the town centre, with everything you could need close by.

The busy and thriving town centre is approximately a 0.1 mile walk to the start of the high street from Liberty Lodge where you'll find a selection of national and local retailers as well as gastro pubs and restaurants. In the centre of Bury St Edmunds lies the remains of an abbey, surrounded by the Abbey Gardens, which is a shrine to Saint Edmund, the Saxon King of the East Angles. People can often be seen bowling on the green in the stunning Abbey Gardens, studying the birds in the menagerie or just admiring the wonderful gardens. St Edmundsbury Cathedral, the only cathedral in Suffolk dating back to 1503 can also be seen from across the gardens.

Enjoy the best of both worlds with a wealth of leisure activities, including spas, swimming, golf, tennis and explore picturesque parks, woodlands and meadows. Bury St Edmunds is an ideal base for exploring the rest of the East of England with Newmarket just 20 minutes away, Cambridge and Ipswich 35 minutes away. Liberty Lodge has everything nearby, with ample opportunities to travel further afield if you desire.

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.

Liberty 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.

Liberty 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.

Liberty 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 Bury St Edmunds! 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 Liberty Lodge.

Priced at £2,500pcm 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

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.

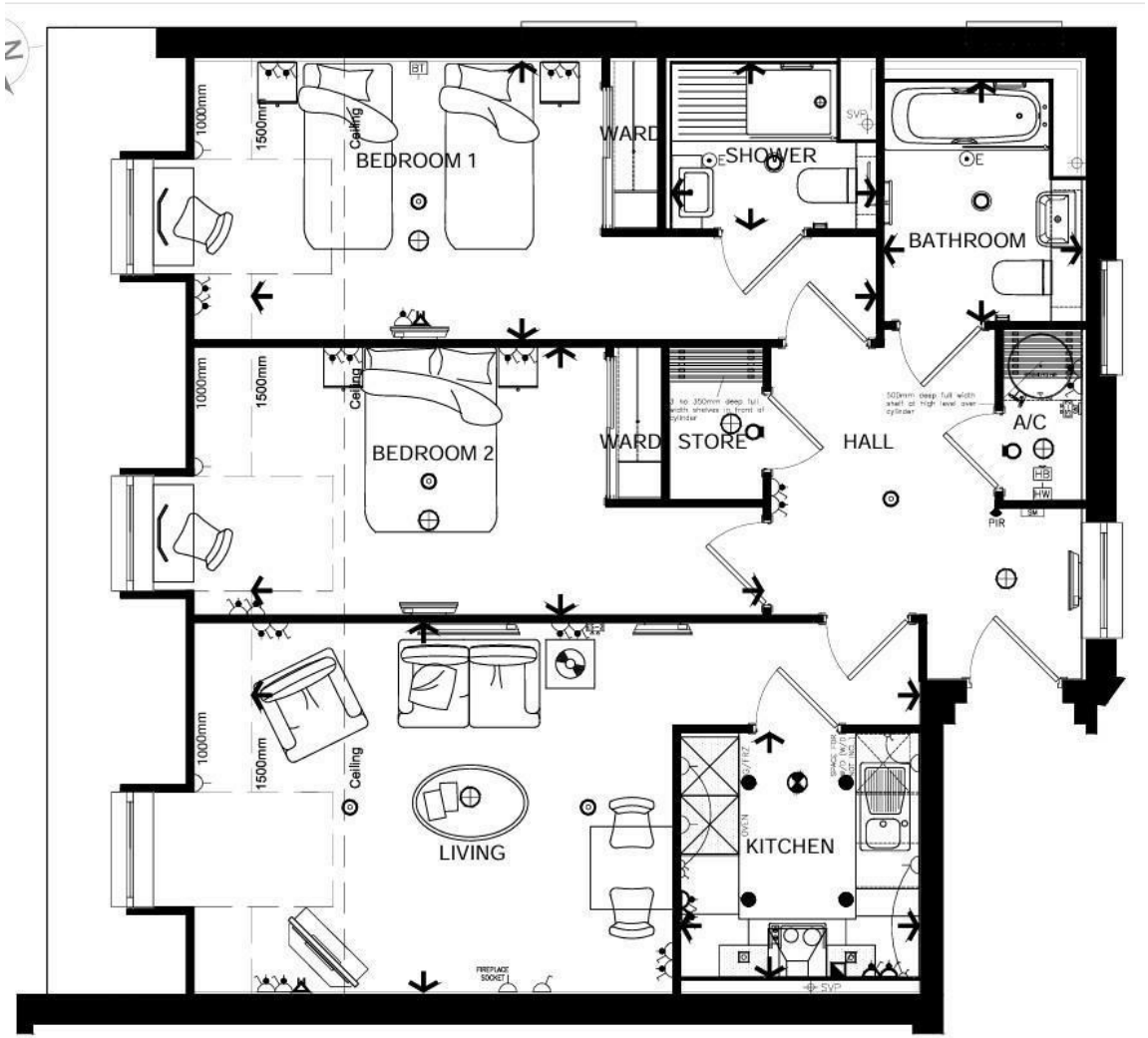
Service charges include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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: C



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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