£1,950 PCM

1 Bedroom, Apartment - Retirement

1, Bond Lodge 4-22 High Street, Rainham, Gillingham, ME8 7JE

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

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Bond Lodge

Rainham is located on the dip slope of the North Downs where it descends to the River Medway. It is one of the Medway towns in North Kent which also includes Gillingham, Chatham, Rochester and Strood.

The area is steeped in history and rich in maritime heritage, with Rochester's splendid Castle and Cathedral and The Historic Dockyard Chatham, a prospective World Heritage site.
There are local parks and the Riverside Country Park which has walks and is home to some rare breeds of birds.

The town centre of Rainham has a selection of eateries, coffee shops and a pharmacy with the nearby Hempstead Valley Shopping Centre offering a variety of retailers under one roof.
Rainham has excellent transport links with buses servicing the surrounding area and London Bridge. London Victoria and St Pancras are all accessible from Rainham main line station.

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.

Bond 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. A 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.

Bond 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.

Bond 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 Rainham! 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 Bond Lodge.

Priced at £1,950pcm, 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 and Ground Rent are included in the rent **
- 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
- Resident' private car park
- Guest Suite available for your friends and family to stay in
- Buggy store with charging points

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.

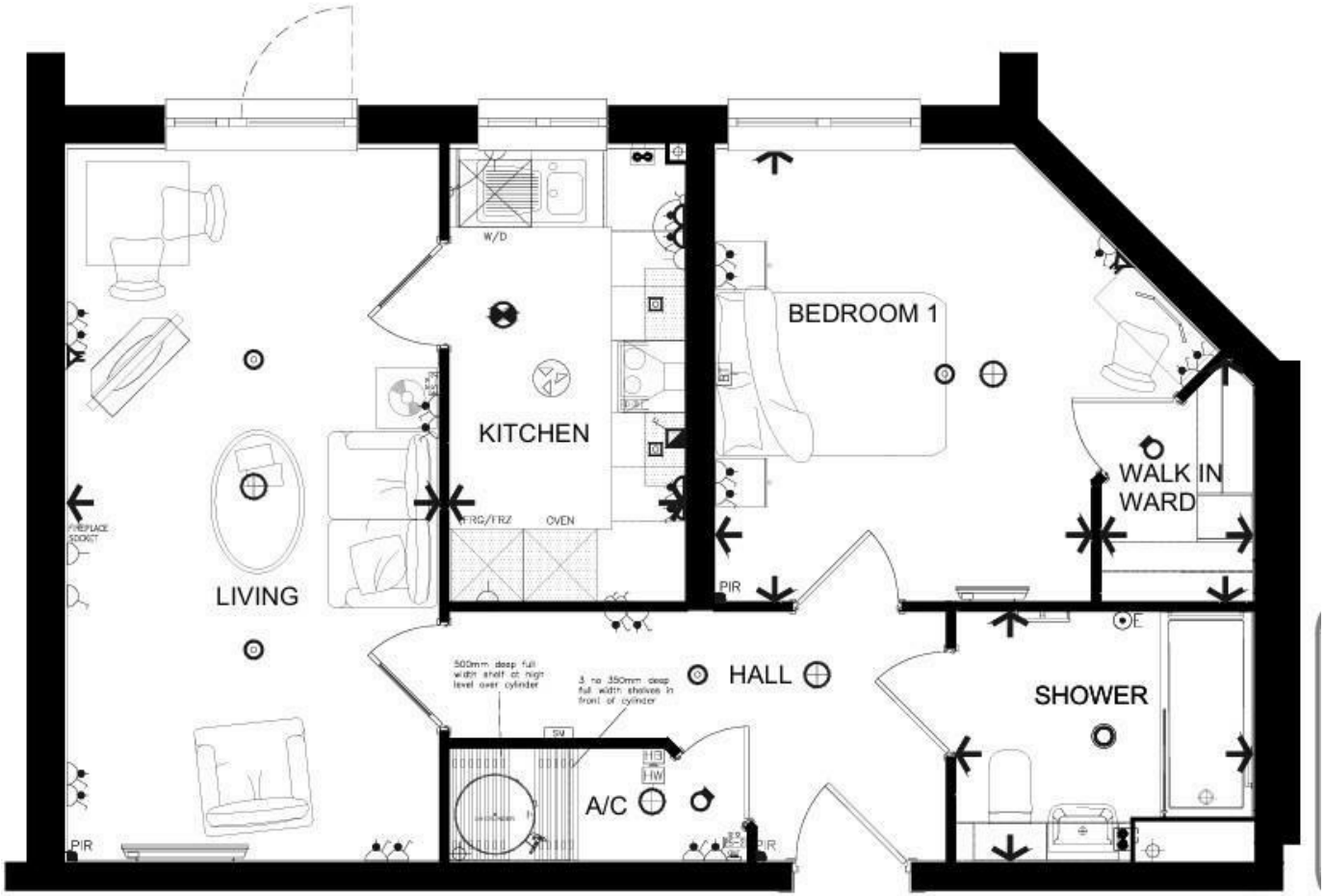
Service charges include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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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