£2,300 PCM

2 Bedroom, Apartment - Retirement

22 Coronation Lodge, Grange Road, West Kirby, CH48 4EQ

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

Churchill
Sales & Lettings
Retirement Property Specialists

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 high street 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 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.

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 resident.

Coronation 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

* TWO BEDROOM, TWO BATHROOM RETIREMENT APARTMENT *

Welcome to Coronation Lodge! Churchill Sales and Lettings are delighted to be marketing this wonderful two-bedroom, two-bathroom first-floor apartment.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. The lounge is a great size and benefits from an area that can be used for office/dining space.

The kitchen is accessed via the living room and offers a range of modern eye- and base-level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washer/dryer, fridge and freezer.

The master bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required, and a large window keeps this lovely bedroom bright and airy.

The second bedroom is also a good-sized double and offers the perfect space for guests.

The en-suite shower room offers a large walk-in shower with handrail, a WC, heated towel rail and wash basin with vanity unit beneath.

The apartment also benefits from a shower room with a WC and basin.

Perfectly complementing this lovely apartment is a large walk-in storage cupboard located off the Hallway.

Call us today to book your viewing!

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Features

- A two bedroom, two bathroom, first floor apartment
- Modern fitted kitchen with integrated appliances
- Resident's 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's private car park
- Guest Suite available for your friends and family to stay in
- Buggy store

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.

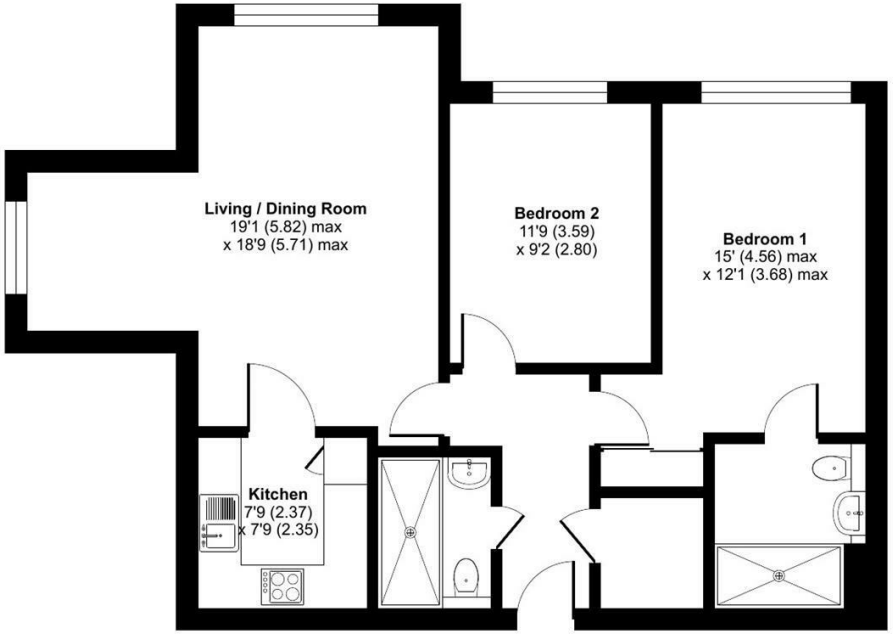
LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal heating, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

Security Deposit
A security deposit equal to 5 weeks' 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).

Approximate Area = 792 sq ft / 73.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1468216

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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