£1,400 PCM

1 Bedroom, Apartment - Retirement

11 Paddock Lodge 32 Commercial Road, Paddock Wood, TN12 6EL

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Churchill
Sales & Lettings
Retirement Property Specialists

11 Paddock Lodge

Paddock Wood offers a variety of leisure amenities, which includes Putlands Sports and Leisure Centre, which has a wide range of facilities including group exercise studios plus Paddock Wood Bowls Club is a thriving club playing the game of bowls all year round on an artificial green.

For those who enjoy the outdoor life, Paddock Wood is a great location to explore the surrounding countryside with leafy winding lanes that lead to other rural Kent villages. Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.

Paddock Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arranges 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.

Paddock 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.

Paddock 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.

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

Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom, first floor apartment. The property is presented in good order throughout and is conveniently located near the stairs and lift for easy access.

The Living Room offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and offers a range of 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, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with built-in mirror wardrobe. There is plenty of space for additional bedroom furniture if required.

The Shower room features a walk-in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath and cabinet above.

This south-west facing apartment gets great natural light throughout the property.

Call us today to book your viewing at Paddock Lodge!

Features

- One bedroom, first floor retirement apartment
- Owners' Lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Rent includes water & sewerage rates
- A bright and modern apartment
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use ofthe Guest Suites at all Churchill Living developments across the country.

Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax Band D

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, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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.

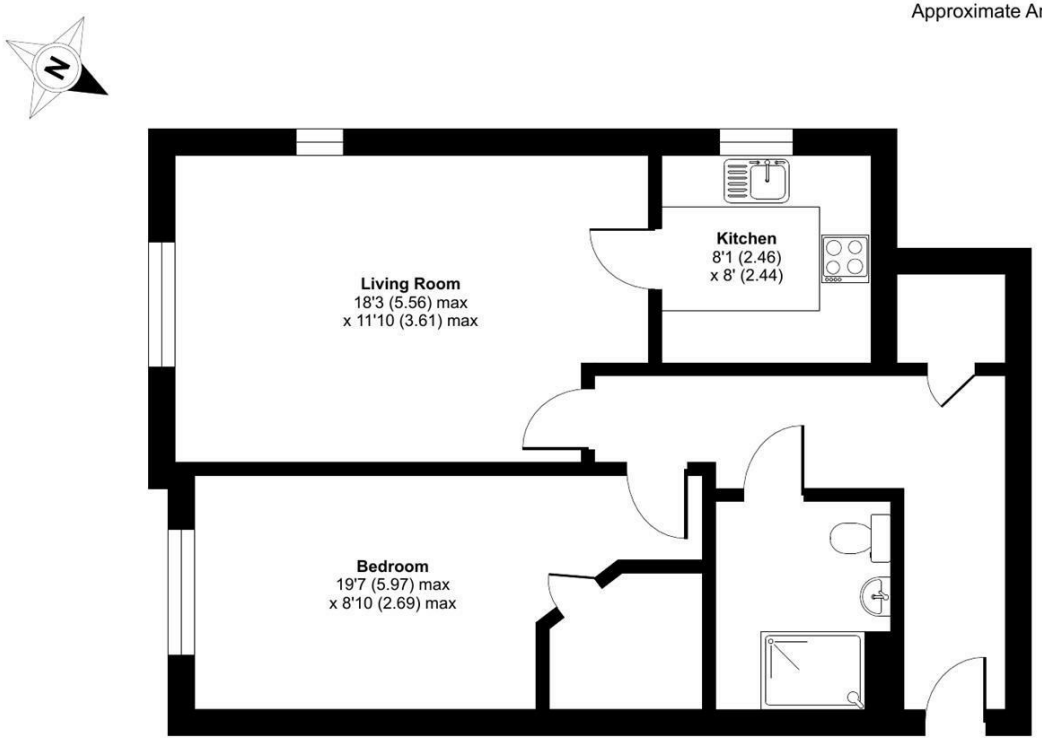
Holding Deposit
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

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).

Commercial Road, Paddock Wood, Tonbridge, TN12

Approximate Area = 645 sq ft / 60 sq m

For identification only - Not to scale



FIRST FLOOR

EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1286086

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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