£2,250 PCM

1 Bedroom, Apartment - Retirement

26, Colebrooke Lodge Prices Lane, Reigate, Surrey, RH2 8AX

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Colebrooke Lodge

Colebrooke Lodge is an exclusive development of 31 one and two bedroom retirement apartments located in Woodhatch, a suburb of Reigate.

Just a short walk from the development you will find a range of local shops including a bakery, butchers, pharmacy, Co-op, convenience store, hairdressers and a selection of eateries. There is also the Woodhatch Community Centre which is open Monday to Friday for food, classes and socialising.

The bus stop is outside the Lodge with routes to Redhill and Reigate towns. A five minute journey by car or bus is Earlswood Lakes where you can have a walk and cup of tea.

Reigate is a historic market town located in South East Surrey, nestled at the foot of the North Downs. The town retains a village feel and is home to a range of independent shops including antiques, crafts, clothing boutiques, furniture and gift ware.

Priory Park offers 200 acres of open space and woodland, a modern pavilion café and you can visit the magnificent Grade I listed Reigate Priory.

Transport facilities are excellent with direct trains running to London Victoria and London Bridge during peak times, and the South Coast is within easy reach by road or rail. Gatwick airport is also a short drive away.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Colebrooke Lodge has been designed with safety and security at the forefront. This 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.

Colebrooke Lodge is managed by the award winning Churchill Estates and Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Colebrooke 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 Reigate! Built by the award-winning Churchill Living, this stunning one-bedroom apartment is available to rent brand-new, on a long-term tenancy, in this sought-after development, Colebrooke Lodge.

Priced at £2,250, call today to book your appointment to view.

Worried about extra fees? These are covered by the Landlord, but you will still get to benefit from everything Colebrooke Lodge has to offer.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general.

Features

- Brand-new retirement apartment, available for long term tenancy
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders for use by residents
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

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.

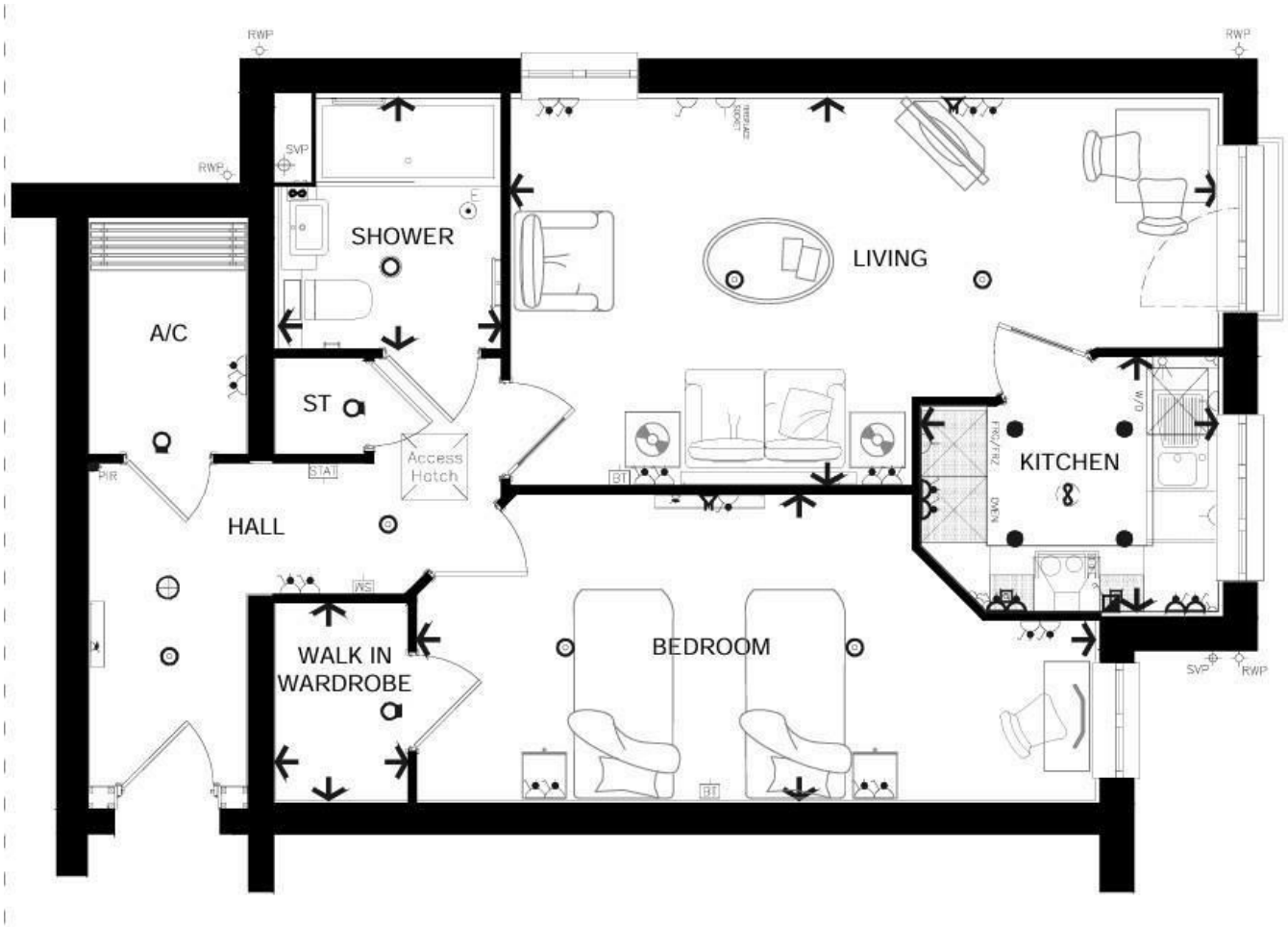
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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 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).

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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