£1,400 Per Month

1 Bedroom, Apartment - Retirement

5, Chartwell Lodge Bishops Down Road, Tunbridge Wells, Kent, TN4 8AF

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

Churchill
Sales & Lettings
Retirement Property Specialists

Chartwell Lodge

Chartwell Lodge is an attractive development of 38, one-and two-bedroom retirement apartments located in Tunbridge Wells, Kent.

Chartwell Lodge has stunning landscaped gardens and is surrounded by idyllic, rolling countryside. The Lodge is within walking distance of Tunbridge Wells Common and less than a mile into Tunbridge Wells Centre. The town has plenty to offer, with shopping areas and food outlets close together and within easy reach of the Lodge, as well as Tunbridge Wells Hospital being less than 4 miles away.

Local transport is excellent with regular buses around town and regular train services to London Charing Cross and Hastings.

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.

Chartwell 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

Chartwell 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.

Chartwell Lodge requires at least one apartment Occupant to be over the age of 60, with any second Occupant over the age of 55.

Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom, ground-floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen, accessed via the Lounge, 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.

The Bedroom is a generous double room with useful built-in wardrobes and plenty of space for additional bedroom furniture if required.

The bathroom offers a walk-in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway

Features

- Recently refurbished throughout
- Ground Floor
- Garden access with view
- Water & sewerage rates included in rent
- In close proximity to local shops & amenities
- 24 Hour Careline system for safety and security
- A Guest Suite is available
- A stunning landscaped communal garden

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.

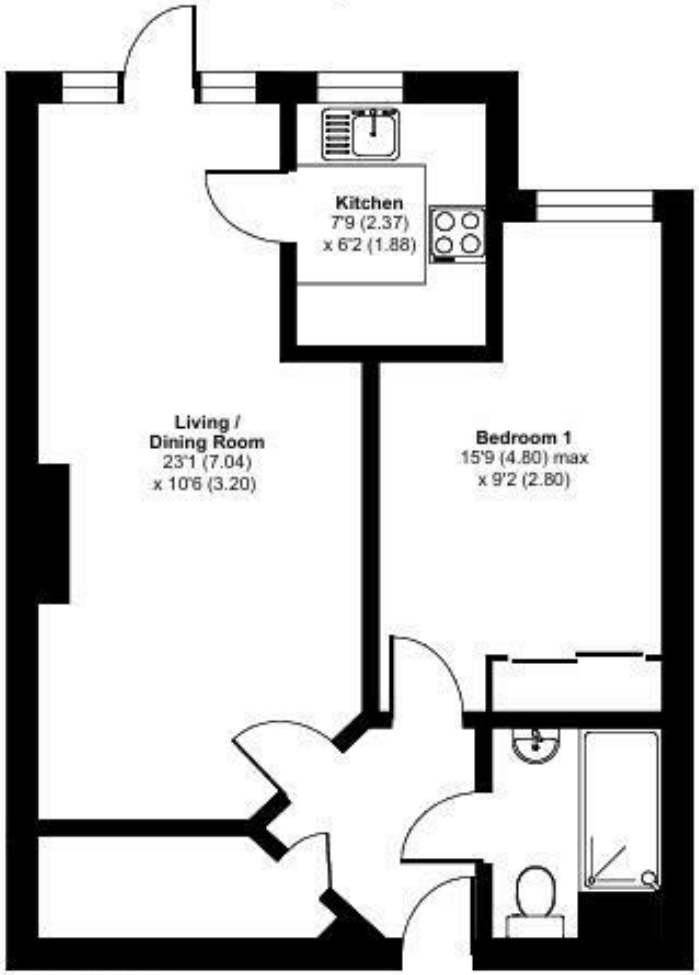
LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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).

EPC Rating:



GROUND FLOOR

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.

0800 077 8717

lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists