£1,350 Per Month

1 Bedroom, Flat - Conversion

33 Avonbank Lodge West Street, Newbury, RG14 1EZ

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Churchill
Sales & Lettings
Retirement Property Specialists

33 Avonbank Lodge

Avonbank Lodge is a delightful development of 59 one and two bedroom retirement apartments situated on West Street, Newbury. The Lodge and the apartments are heated by a communal Air Source Heating. The costs for the heating are included in the service charges.

Located in West Berkshire, 50 miles south west of London, the market town of Newbury has good transport links via bus, rail and road.

Avonbank lodge is ideally located close to the centre of Newbury where you will find a range of national retailers, coffee shops and eateries as well as independent traders. An open-air market is held every Thursday and a Farmers market is held each month in the town.

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.

Avonbank 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.

Avonbank 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.

Avonbank 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

WONDERFUL ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT IN NEWBURY

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor retirement apartment which is situated in the popular Avonbank Lodge. The apartment offers deceptively spacious accommodation and benefits from no forward chain.

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

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 generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Features

Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax: Band B

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, Air Source Heating, communal cleaning, air source 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 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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