



Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

38, McIndoe Lodge Garland Road, East Grinstead, West Sussex, RH19 1FU

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Retirement Property Specialists

McIndoe Lodge

McIndoe Lodge is a modern, purpose built development of 49 one and two bedroom retirement apartments located in East Grinstead which lies almost halfway between London and the South Coast. Surrounded by the specular countryside of the South East, also offering a wealth of architectural heritage.

East Grinstead has a vibrant high street filled with numerous privately owned retail shops catering for all your everyday needs with supermarkets, convenience stores, a Post Office, dentists' and doctors' surgeries. East Grinstead Library can also be found here along with a variety of eateries.

There is a bus service for the local area and trains run direct to London Victoria.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

McIndoe 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.

McIndoe 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.

McIndoe 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 pleased to be marketing this one bedroom third floor apartment. The property is presented in good order and convenient for the lift.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace 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, a frost-free freezer and washer/dryer. 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 the apartment is a useful storage cupboard located in the hallway.



Features

- One Bedroom third floor retirement apartment
- Good decorative order
- Convenient for the lift
- Owners Lounge, Gardens and Parking
- Lodge Manager available 5 days a week
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- 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.



Key Information

Service Charge (Year Ending 31st May 2025):
£3,230.62 per annum.

Ground Rent: £575.00 per annum. To be reviewed
April 2025.

Council Tax: Band B

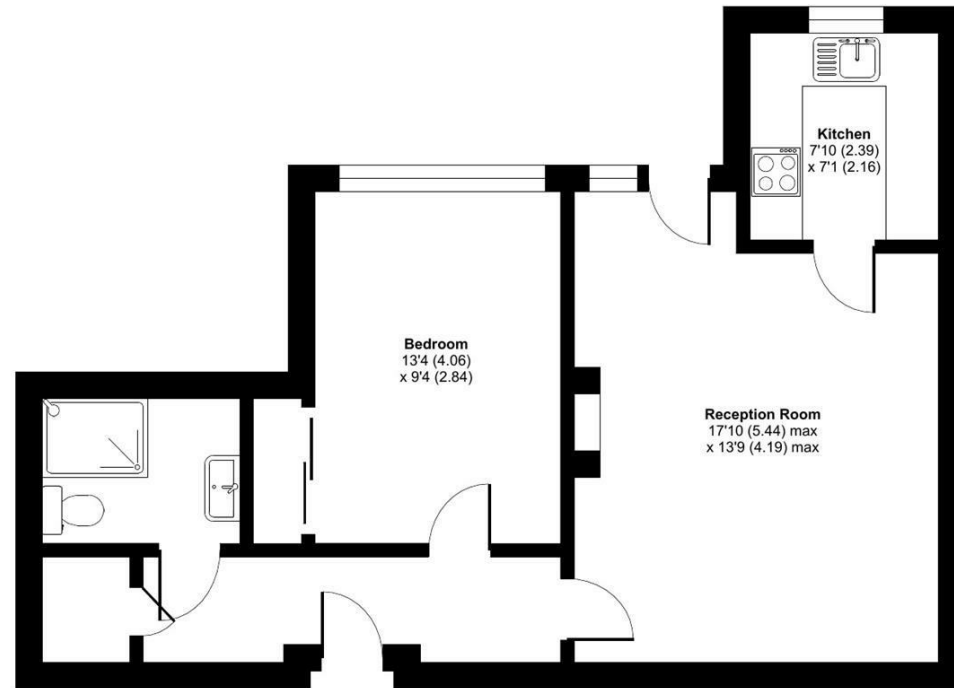
999 year Lease commencing April 2018

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, ground source
heating, communal cleaning, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

Approximate Area = 564 sq ft / 52.4 sq m
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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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