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Asking Price £165,000 Leasehold

1 Bedroom, Apartment - Retirement

44, Jubilee Lodge The Underfleet, Seaton, Devon, EX12 2WF

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Jubilee Lodge

Jubilee Lodge is a delightful development of 46 one and two bedroom apartments and is well positioned, with the town centre just 150 yards away and the seafront just 500 yards. Jubilee Lodge is just a few hundred yards from the nearest bus stop giving easy access to the surrounding areas. The nearest supermarket is a Tesco Superstore just across the road from Jubilee Lodge and along and around the seafront roads, there is a great selection of shops, cafes, restaurants and entertainment.

Jubilee Lodge's 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 visitors & use of over 200 guest suites in Retirement lodges across the country. Prices are available on request from the Lodge Manager.

Jubilee 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.

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

Jubilee 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 first floor retirement apartment. The property offers deceptively spacious accommodation throughout.

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 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, 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

- One bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to seafront
- A Guest Suite is available for visitors & use of over 200 guest suites in Retirement lodges across the country



# Key Information

Service Charge (Year ending 31st August 2024):  
£2795.00 per annum.

Ground rent: £250.00 per annum. To be reviewed  
in April 2025

Council Tax: Band B

125 lease years commencing 2002

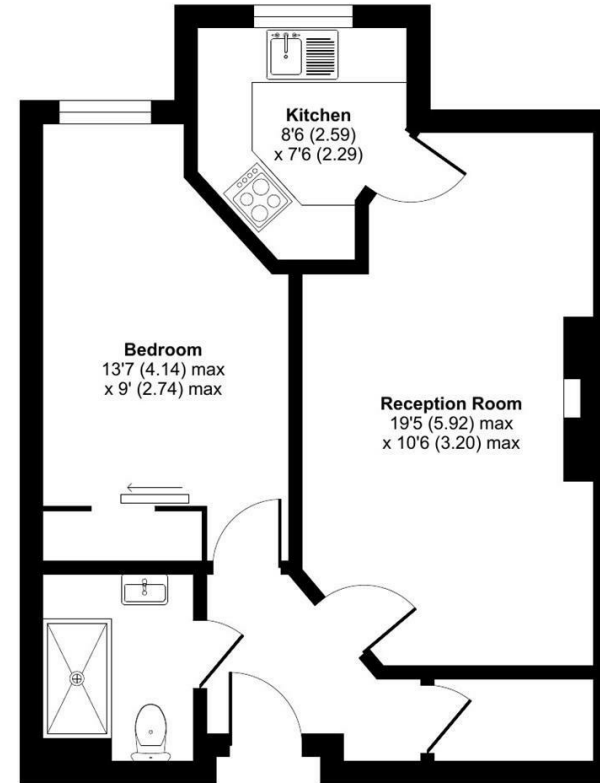
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, communal  
cleaning, utilities and maintenance, garden  
maintenance, lift maintenance & Lodge Manager.

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 = 490 sq ft / 45.5 sq m  
For identification only - Not to scale



FIRST FLOOR

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
Produced for Churchill Estate Agents. REF: 1122470

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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