



Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Park View Lodge East Street, Faversham, Kent, ME13 8AY

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Churchill
Sales & Lettings
Retirement Property Specialists

Park View Lodge

Park View Lodge is a prestigious development of one and two bedroom retirement apartments located in one of England's most charming and picturesque historic market towns. Faversham is a heritage treasure enhanced by a lively community spirit, with events, clubs and societies well supported by the local people. Park View Lodge is named due to its beautiful and scenic location opposite Faversham Recreation Ground. This large park is home to the local bowls club and great for walks. All the amenities you need are just a short and level walk from the development, with a regular market held several days each week. The town also offers excellent leisure facilities including a cinema and theatre, along with a growing collection of art galleries and restaurants. The town also boasts its own cottage hospital. Faversham offers a wealth of activities and interests, from country houses and gardens to landmark attractions such as Britain's oldest brewery, the Shepherd Neame Brewery.

The close proximity to Canterbury makes local transport excellent with regular local buses, rail links to London and Dover and easy access to the renowned Bluewater Shopping Centre.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Park View 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.

Park View 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.

Park View 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 delighted to be marketing this one bedroom first floor retirement apartment. The property is conveniently situated for the stairs, lift and guest suite.

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

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

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



Features

- One Bedroom First Floor Apartment with French Balcony
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Great location close to the town centre & excellent transport links
- Lift to all floors
- Owners' private car park and fully equipped laundry room
- 24 Hour Careline Support system
- Communal Gardens
- 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 Retirement Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2024):
£3,227.45 per annum.

Ground rent £655.36 per annum. To be reviewed in
June 2028

Council Tax Band B

125 year Lease commencing 2007

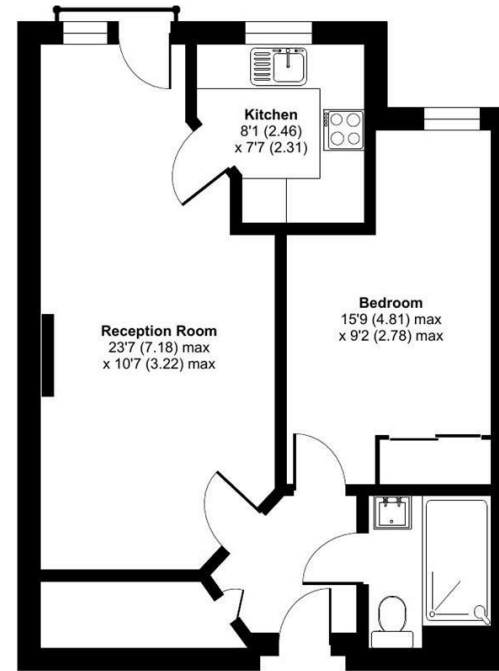
Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management.

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.

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 = 519 sq ft / 48.2 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). © nichecom 2024.
Produced for Churchill Estate Agents. REF: 1121179

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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