



£295,000 Leasehold

1 Bedroom, Apartment - Retirement

5, Bond Lodge 20 High Street, Rainham, Kent, ME8 7JE

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Bond Lodge

Rainham is located on the dip slope of the North Downs where it descends to the River Medway. It is one of the Medway towns in North Kent which also includes Gillingham, Chatham, Rochester and Strood.

The area is steeped in history and rich in maritime heritage, with Rochester's splendid Castle and Cathedral and The Historic Dockyard Chatham, a prospective World Heritage site. There are local parks and the Riverside Country Park which has walks and is home to some rare breeds of birds.

The town centre of Rainham has a selection of eateries, coffee shops and a pharmacy with the nearby Hempstead Valley Shopping Centre offering a variety of retailers under one roof. Rainham has excellent transport links with buses servicing the surrounding area and London Bridge, London Victoria and St Pancras are all accessible from Rainham main line station.

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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Bond 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.

Bond 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.

Bond Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

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

The Lounge offers ample space for living and dining room furniture and a door opening onto the Patio area.

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 provision for a washer/dryer. A window allows for light and ventilation.

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

The Shower Room offers a large 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

- One bedroom ground floor retirement apartment
- Own patio area
- Good decorative order
- No onward chain
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- 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 30th November 2024) £2,162.63 per annum.

Ground rent is not charged at this Development.

Council Tax Band B

999 year Lease commencing January 2023

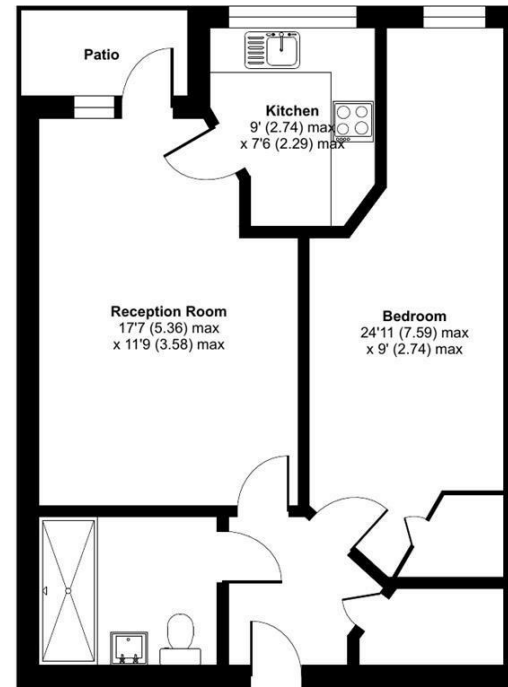
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

## High Street, Rainham, Gillingham, ME8

Approximate Area = 578 sq ft / 53.7 sq m  
For identification only - Not to scale



GROUND FLOOR

EPC Rating: B



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: 1155347

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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