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O.I.E.O £180,000 Leasehold

1 Bedroom, Apartment - Retirement

7, Beatrice Lodge Canterbury Road, Sittingbourne, Kent, ME10 4FD

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Beatrice Lodge

Beatrice Lodge is a delightful development with 45 one and two bedroom retirement apartments, located in the modern market town of Sittingbourne.

Sittingbourne is a popular town located in the Swale district of Kent. Just 17 miles from Canterbury and within 45 miles of London.

Train links to London Victoria and HS1 to St Pancras International mean Sittingbourne is in an ideal location for visits to the capital. The High Street is less than half a mile away from the development.

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.

Beatrice Lodge is 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.

Beatrice 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.

Beatrice 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 lovely one bedroom ground floor apartment with own Patio overlooking the communal gardens. The property is presented in good decorative order and conveniently located for the Owners Lounge. and Owners Guest Suite.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens 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 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 this wonderful apartment is a useful storage cupboard located in the hallway.





# Features

- One bedroom ground floor retirement apartment
- Own Patio area overlooking the garden
- Good decorative order
- No forward chain
- Fully Fitted Kitchen with Integrated Appliances
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- 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 31st May 2025):  
£3,163.01 per annum.

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

Council Tax: Band A

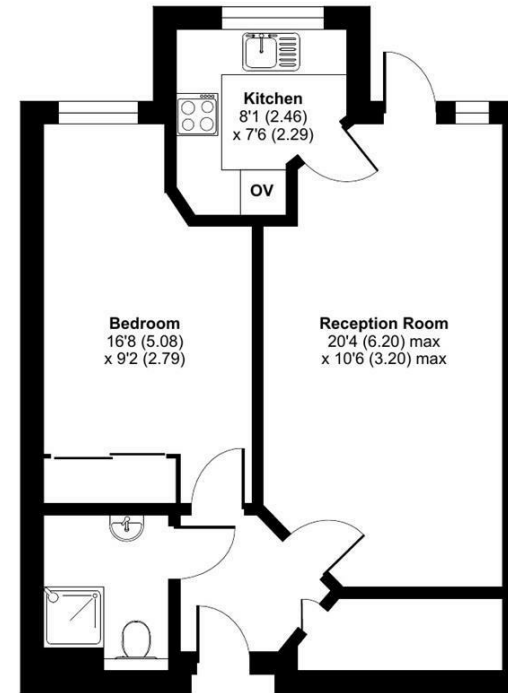
999 year Lease commencing 2018

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, apartment electricity via ground source  
heating, 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 = 510 sq ft / 47.4 sq m  
For identification only - Not to scale



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: 1076887

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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