




£1,100 Per Calendar Month

1 Bedroom, Apartment - Retirement

48 Kings Lodge King Street, Maidstone, Kent, ME14 1BG

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Churchill
Sales & Lettings
Retirement Property Specialists

48 Kings Lodge

Situated on the high street in the town of Maidstone, Kings Lodge is a stylish development of 53 one and two bedroom retirement apartments. It's vibrant centre also accommodates various eateries, serving both locally sourced produce and cuisine from further afield. With such a wide selection, whether you fancy traditional afternoon tea or champagne by the river, Maidstone offers a range to satisfy all tastes.

Maidstone offers multiple transport links. Maidstone East train station provides services to London and Ashford. In addition there are close motorway links and nearby access to the Channel Tunnel, allowing for the gateway to Europe. From sport and leisure to walks, shopping and cultural experiences, Maidstone has something to suit everybody.

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.

Kings 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.

Kings 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. Kings 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

****RETIREMENT APARTMENT FOR THOSE OVER 60 YEARS OF AGE****

Churchill Sales & Lettings are delighted to be marketing this wonderful third floor one bedroom southerly facing apartment which is situated in the sought after Kings Lodge development in Maidstone.

The apartment is offered in fantastic condition and is available to view immediately.

The Lounge is a lovely room which has two southerly facing windows, allowing lots of light into this room. There is a door which leads to the Kitchen, numerous power points and ample space for living and dining room furniture.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in fridge, freezer, washer dryer, waist height oven and 4 ring electric hob. A window provides light and ventilation.

The Bedroom is a good size double room which benefits from a built in mirror fronted wardrobe. There is also ample space for additional bedroom furniture if required.

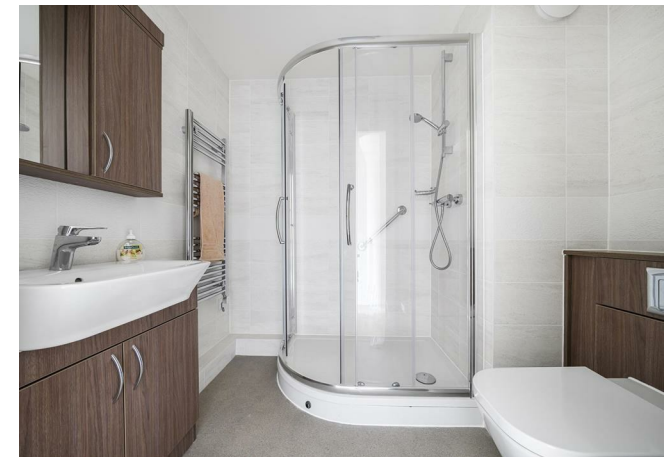
The Shower room has a curved glass shower cubicle, a WC and a wash hand basin with vanity unit. A heated towel rail and non-slip flooring complete this room.

Perfectly complementing this wonderful apartment is a useful storage cupboard which is situated in the hallway.



Features

- Third Floor One Bedroom Apartment
- Over 60's Only
- HEATING INCLUDED IN THE RENT
- 24 hour Careline system for safety and security
- Fully fitted kitchen with integrated appliances
- Lovely landscaped gardens
- Accessed via Lift and Stairs
- UNFURNISHED
- Lodge Manager available 5 days a week
- Independent Retirement Living



Key Information

Council Tax: Band C

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 are paid by the Landlord and Not the Tenant, they include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B



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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