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**Asking Price £150,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

4, Queen Elizabeth Lodge Laleham Gardens, Margate, Kent, CT9 3PR



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Sales & Lettings  
Retirement Property Specialists

# Queen Elizabeth Lodge

Queen Elizabeth Lodge is a prestigious and stylish development of one and two bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 34 properties arranged over 3 floors and is ideally situated at the end of the High Street close to all local amenities and a good range of shops and supermarkets. Situated in the town of Clintonville, Kent, which is known for its Victorian architecture, Queen Elizabeth Lodge is a delightful development ideally located for all Clintonville has to offer. There is a Tesco Extra directly opposite the development with the thriving high street a short walk away. For those who enjoy being outdoors, Northwood Park and Dane Valley Woods are a short trip away, as well as Margate beach.

Cliftonville, Margate offers many travelling options connecting to London, Dover and the surrounding areas by train and bus. The closest train station is Margate Station Approach, which has fast services to London St Pancras. Margate Station is less than a 10-minute car ride away.

The Lodge manager is on hand 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 Living developments across the country. Prices are available from the Lodge Manager.

Queen Elizabeth 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.

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

Queen Elizabeth Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Situated in the fantastic development of Queen Elizabeth Lodge is this two bedroom apartment. The property provides spacious accommodation and is conveniently located for the owners lounge and guest suite.

The Living Room provides ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a patio and windows provide lots of natural light.

The Kitchen is accessed via the Living Room 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, fridge and freezer.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. A large window provides lots of natural light.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a large shower with handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Call us today to book your viewing at Queen Elizabeth Lodge!



# Features

- Two bedroom ground floor apartment with patio
- Owners' Lounge/Kitchen
- Communal Laundry
- Lift to all floors
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year Ending 31st May 2026): £4,163.04 per annum.

Ground Rent £716.74. To be reviewed 1st December 2027.

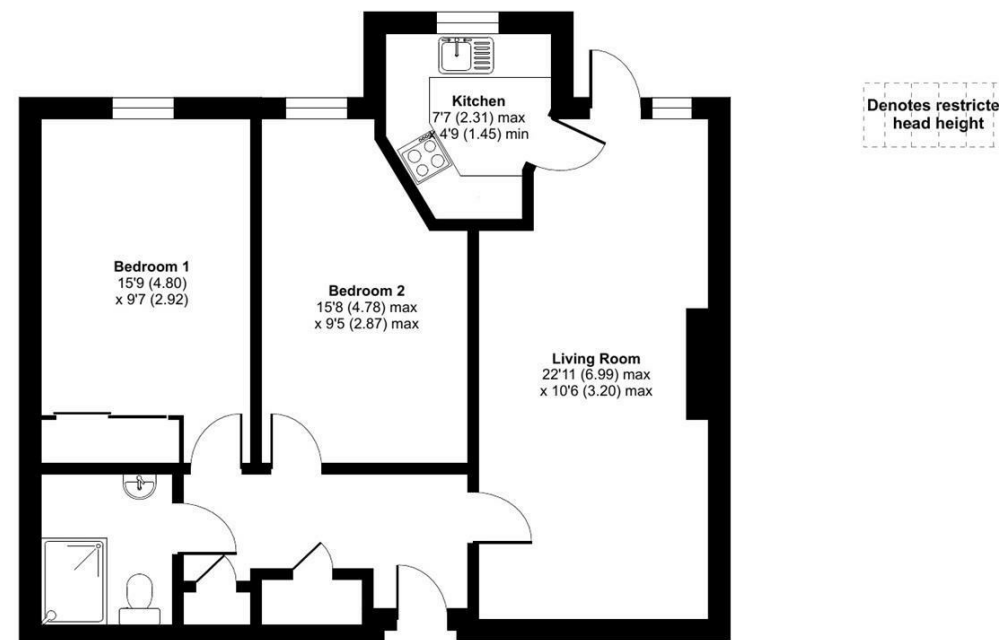
Council Tax Band C

125 lease commencing 2006

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, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 721 sq ft / 67 sq m  
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1331985

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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