

# INVICTA LODGE

NASH ROAD | WESTWOOD CROSS



Churchill  
Retirement Living 

OUR HERITAGE • YOUR FUTURE

BUILT ON INTEGRITY AND TRUST



Computer generated illustration of the gardens

## WELCOME TO INVICTA LODGE

Invicta Lodge is a beautiful collection of 51 one and two bedroom retirement apartments. The Lodge benefits from a communal Owners' Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The attractive communal gardens provide you with outside space to enjoy with your neighbours.

At Invicta Lodge, you can say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care of for you. You can forget about all those irritating, time-consuming jobs when you move into your new apartment. Your Lodge Manager will be on hand, and activities are organised to take part in if you choose, giving you a ready made social life when you want it, and the option of

peace and quiet whenever you like. Safety and security is of paramount importance to us, living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe. If you are looking to spend your future feeling comfortable, safe and independent then look no further than Churchill Retirement Living.



## OUR HERITAGE. YOUR FUTURE

“

We are proud to say we have a trusted, quality product so you can be sure you're in safe hands. Churchill is a family run, independent company so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.

We have achieved a number of prestigious industry awards for our product, our people and our exceptional levels of customer service. Our consistent awards success reflects the confidence our Owners have in the business.

**To understand the concept of independent retirement living, we encourage you to visit Invicta Lodge to see for yourself our product and the lifestyle you could be enjoying.**

”

*Spencer J. McCarthy*  
Chairman and Chief  
Executive Officer

*Clinton J. McCarthy*  
Managing Director

Typical living room



## INTRODUCING YOUR NEW APARTMENT

Invicta Lodge is designed with you in mind. Your own front door gives you independence and privacy, when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

To ensure you have the time to enjoy your new lifestyle maintenance and upkeep of the development is taken care of for you. The safety and security features in your apartment, along with the running costs of the Lodge are covered by your service charge, so you can budget with confidence.

The heating system in your apartment consists of contemporary electric panel radiators. The slim panel radiators include an easy to use programmer and thermostat so that you can set each room differently.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly.

The electricity at this development is supplemented by photo voltaic (PV) solar panels. This helps to reduce electricity bills and ultimately reduces our carbon emissions to help the environment.

“

From the Lodge Manager, to friendly neighbours, life at Churchill is more than just a retirement apartment.

”



Margate Bay

## LOCATION IS EVERYTHING

### EVERYTHING YOU NEED ON YOUR DOORSTEP

Westwood Cross sits on the edge of Broadstairs, a quintessentially English town on the coast of Kent.

Invicta Lodge is perfectly located close to Westwood Cross main shopping centre which is home to over 50 shops offering an assortment of high street stores from fashion to lifestyle and a variety of entertainment venues, so if you need to do a spot of shopping or fancy a trip to the cinema, this is the perfect place.

With Broadstairs only a few miles away, you can enjoy a stunning day out visiting the local attractions and the beautiful beaches in the summer. And if you are a Charles Dickens fan, you can visit Dickens House Museum and immerse yourself in the history of the famous fictional writer.

Broadstairs Train Station is only a short distance away, providing fantastic transport links to nearby towns, as well as being able to visit in London in less than an hour.

Invicta Lodge is perfectly located for The Thanet Loop bus service which calls at Westwood Cross providing excellent connections between Margate, Broadstairs and Ramsgate.

With all of this on your doorstep, this is the perfect place to enjoy your retirement to the full.














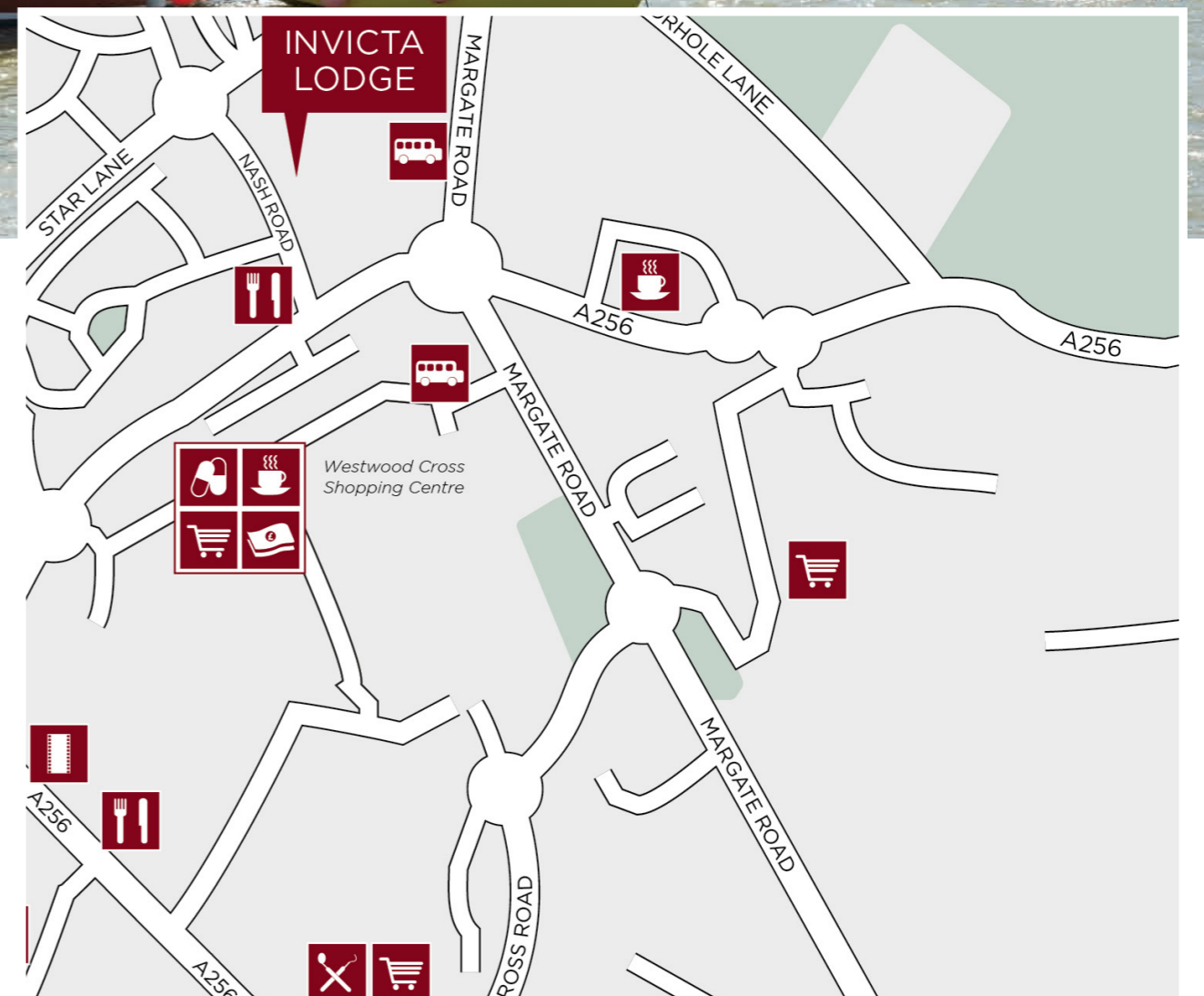
Westwood Cross Shopping Centre



## LOCAL AMENITIES

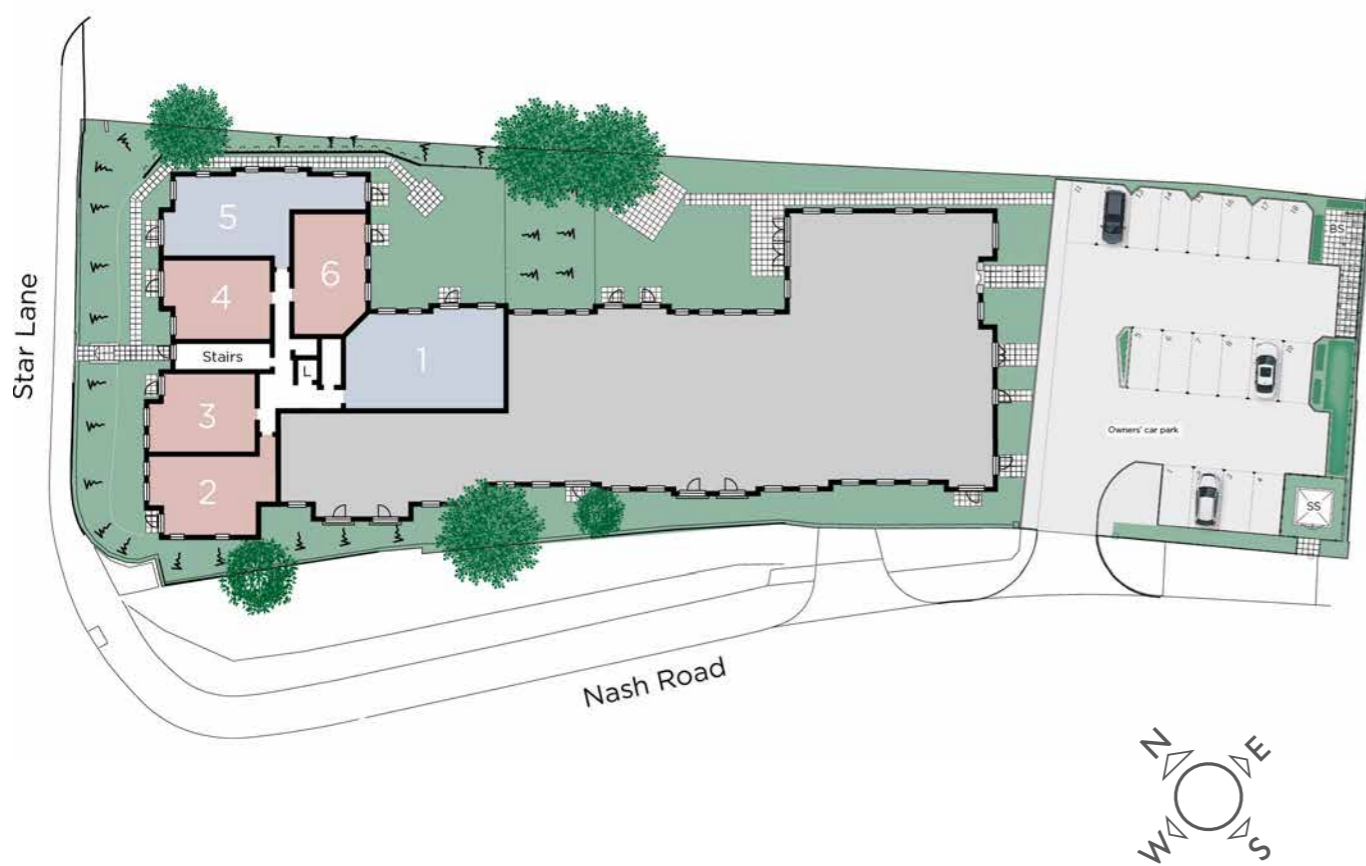
What is close to Invicta Lodge?

-  Bank  
0.4 miles
-  Bus Stop  
0.3 miles
-  Coffee Shop  
0.4 miles
-  Cinema  
0.4 miles
-  Dentist  
0.7 miles
-  Gym  
0.6 miles
-  Hospital  
1.2 miles
-  Pharmacy  
0.4 miles
-  Railway Station  
2.1 miles
-  Restaurant  
0.4 miles
-  Supermarket  
0.7 miles



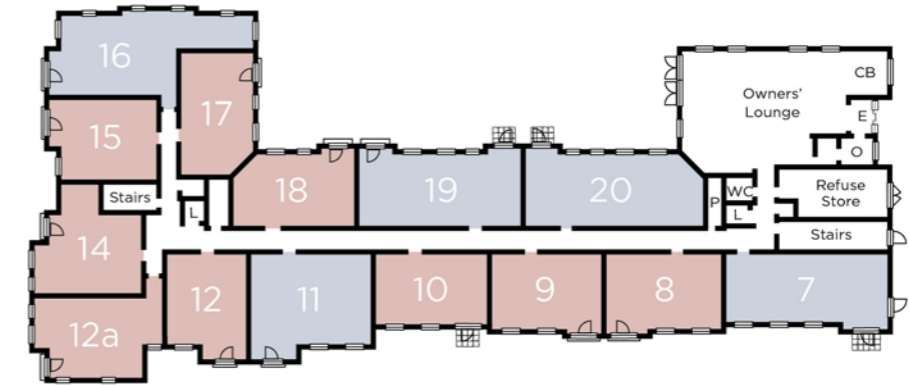
# INVICTA LODGE

A stunning development of 51 retirement apartments

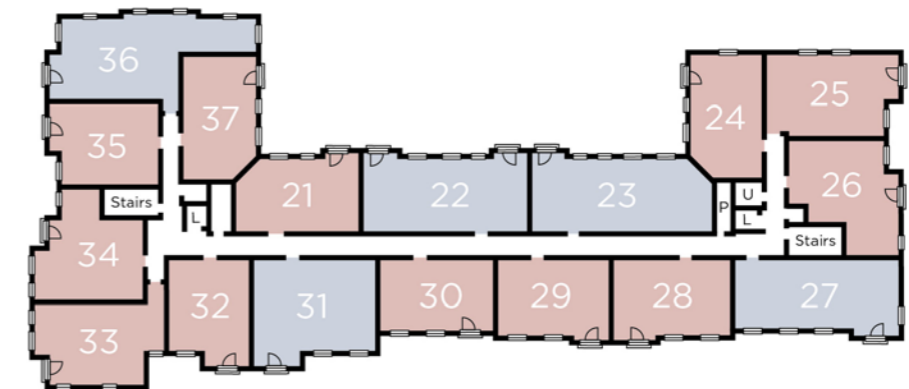


Site Plan and Ground Floor

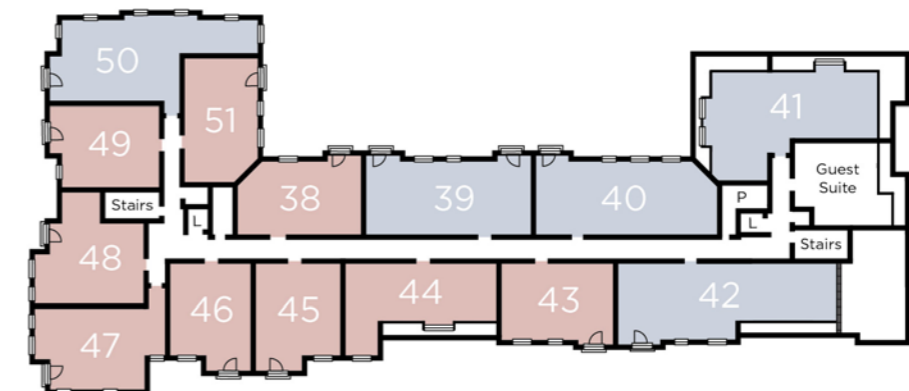
- |  |                |                |
|--|----------------|----------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:#C8513A; border:1px solid black;"></span> One bedroom apartment | BS Buggy Store | P Plant room   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#5B738D; border:1px solid black;"></span> Two bedroom apartment | CB Coffee Bar  | SS Sub Station |
| <span style="display:inline-block; width:15px; height:15px; background-color:#D9D9D9; border:1px solid black;"></span> Communal areas        | E Entrance     | U Utility room |
| <span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> Upper Ground Floor    | L Lift         | WC Communal WC |
|  | O Office       |                |



Upper Ground Floor



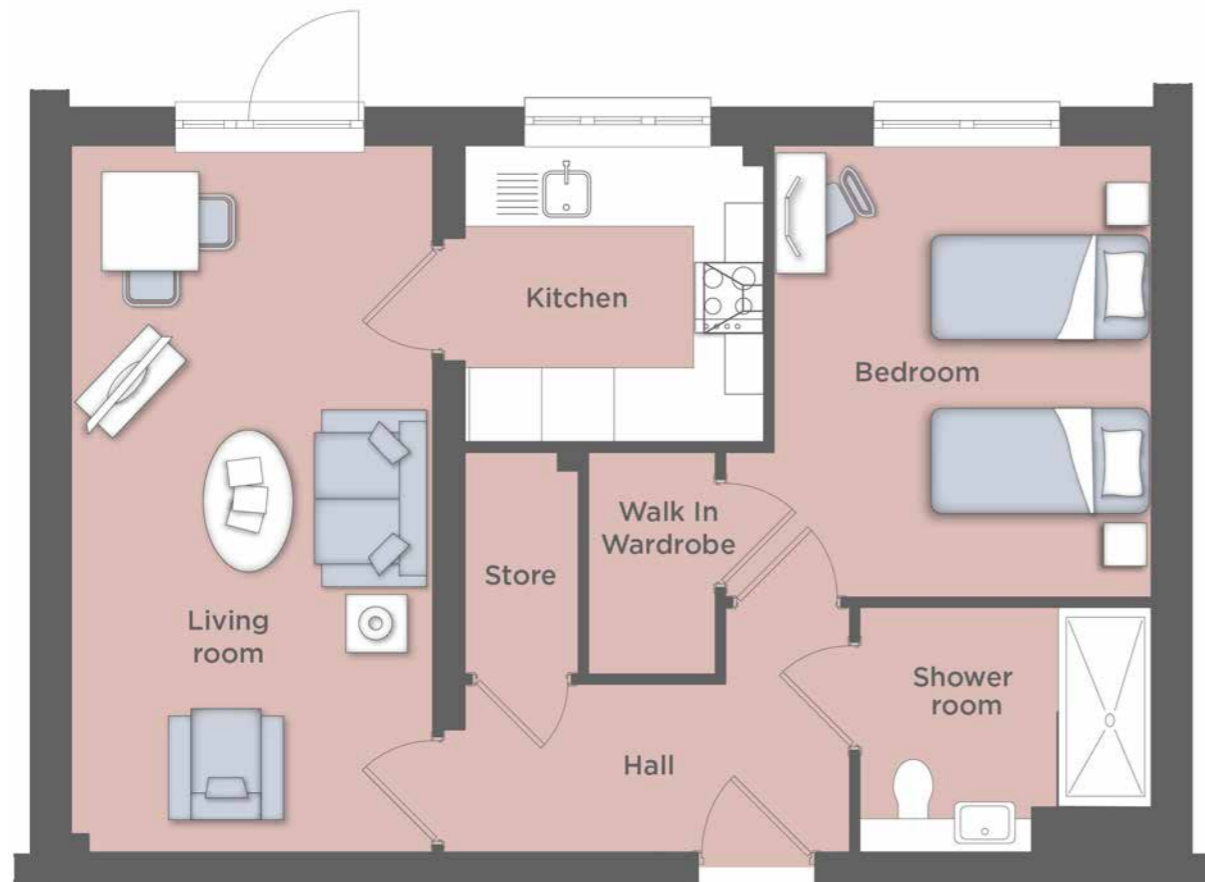
First Floor



Second Floor

## TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	8'3" x 8'1"	2515mm x 2455mm
Living room	10'0" x 19'4"	3040mm x 5890mm
Shower room	8'1" x 6'9"	2455mm x 2065mm
Bedroom	10'5" x 12'4"	3170mm x 3750mm



## TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	8'0" x 8'3"	2450mm x 2515mm
Living room	11'10" x 16'4"	3600mm x 4985mm
Bathroom	6'9" x 8'1"	2065mm x 2460mm
En Suite	6'11" x 5'7"	2100mm x 1705mm
Bedroom one	9'4" x 12'7"	2850mm x 3835mm
Bedroom two	9'1" x 13'10"	2760mm x 4215mm





# WHAT'S INCLUDED AS STANDARD?

## APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving.

These are just some of the elements we include on our developments each informed by our Customers and our experience.



## SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detectors
- 24-hour support system
- Multi-point locking system to front door of apartment

## KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Integral fridge and freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Provisions for a dishwasher

## INTERIOR

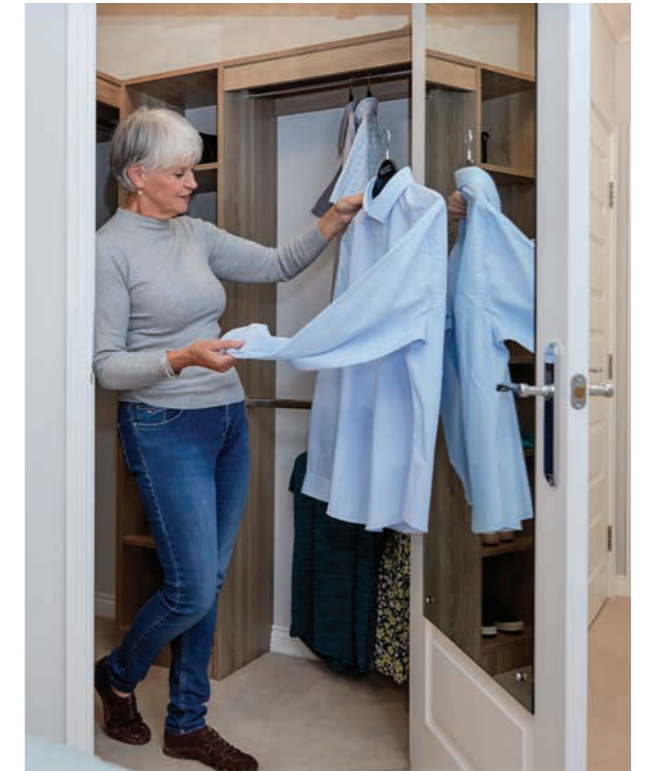
- Walk-in wardrobes to main bedroom\*
- Illuminated light switches
- Safety locks on windows
- Sky enabled
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard
- Wide doorways for full accessibility

## BATHROOM / SHOWER ROOM

- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring

## EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite for visitors
- Online shopping service for groceries available through the Lodge Manager, if required
- Refuse room
- Secure door entry system
- Buggy storage
- Fully maintained external areas
- Electric Vehicle (EV) charging ready\*\*



## OUR COMMITMENT TO YOU

We are delighted to be the only major housebuilder to offer a **3 year warranty period** as standard. The decision to extend our warranty from 2 years to 3 years underlines our confidence and commitment to our Owners. Every new Churchill apartment also comes with a 10 year NHBC warranty.

\*Selected apartments, please ask the Sales Executive for more details.  
\*\*Infrastructure in place. Speak to Sales Executive for more information.



## FEEL SAFE & SECURE

### **SIMPLY SIT BACK, RELAX AND ENJOY YOUR RETIREMENT**

We take the time to consider the little details; the ones that often make the biggest difference.

We fit all of our apartments with a careline support system. This is connected to a 24-hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager, or a member of the call-centre team, 24 hours a day, 365 days a year.

The system can be used for calls to keep in touch with your neighbours, but it also provides video door entry, allowing you to view any visitors on a display screen before you choose to let them into the main entrance. An intruder alarm is fitted protecting the front door of your apartment, while ground floor apartments have additional sensors fitted, giving you that extra peace of mind. Fire and smoke detectors are fitted in communal areas and within your apartment, so you feel really safe and secure.

The welcoming Owners' Lounge is home to a variety of events, and is a popular spot for a catch up with your neighbours and friends, or for settling in a quiet corner to enjoy a good book. We have a programme of events which include an array of social activities. From cheese and wine evenings to keep fit classes, there is something for everyone.

Each Lodge has a Guest Suite which Owners can book for friends and family who wish to stay overnight, meaning no worries about making up the spare room. Owners can also book the Guest Suites in any other Churchill development throughout the UK.

When surveyed  
85% of Customers  
gave Churchill 8  
out of 10 or higher  
for their "overall  
moving experience"





“  
*The community is so warm and welcoming, it's like one big family. The Lodge Manager is wonderful, so kind and helpful and organises lots of great activities and social events at the Lodge.*  
 ”

## AWARD WINNING PROPERTY MANAGEMENT

### SERVICE YOU CAN TRUST

All Churchill Retirement Living developments are looked after by Churchill Estates, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.

### A TRANSPARENT APPROACH

We are completely transparent when it comes to costs with no hidden charges, so you don't have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs and when it is payable.

When you come to sell your apartment 1% of the gross sale price achieved or 1% of the open market value if subletting is payable to a Contingency Fund which is held in a fund on behalf of all Owners at the Lodge to help with future repair and replacement costs.

A further 2% of the gross sale price will be payable as a Community Event Fee to Churchill Retirement Living, to help fund the provision of the communal areas which are a key feature of retirement communities.

# DISCOVER YOUR NEW LIFESTYLE WITH CHURCHILL

## SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden could soon be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those irritating, time-consuming jobs like window cleaning are now someone else's problem. Your new, low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

## OFFERING PEACE OF MIND

Owners have the huge advantage of a 'lock up and leave' lifestyle enabling them to simply lock up and leave their apartment in safe hands for weekends away and holidays.

Your Lodge Manager will be on hand, and your safety is of paramount importance to us. Living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe. What's more, Owners often find they are closer to friends and family, who can also benefit from the peace of mind that comes with a Churchill apartment.

## RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, so it's fair to say we put our Customers at the heart of everything we do. With over 90%+ of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Owners enjoy their new Churchill lifestyle.



Typical living room

## CUT YOUR LIVING COSTS

Make worrying about bills a thing of the past, with your brand-new energy efficient apartment you'll no longer have the hassle of fixing the boiler or unwanted draughts in an old house.

A Churchill apartment benefits from an energy efficient heating system, modern appliances, no unexpected bills with our easy to budget service charge, central locations which reduces the need to use a car and lower council tax bills from downsizing. These savings mean you can just enjoy your retirement doing the things you love most.

## MAKING YOUR MOVE HASSLE FREE

Our move with ease service is designed to take the stress out of moving, with an experienced team on hand to help you every step on the way. The service includes Home Exchange, Selling Made Easy, Help with legal fees, Removals Service, a Downsizing Service and Interior Design Service. Speak to our team to discuss which services are suitable for you.

## BY MOVING TO A CHURCHILL APARTMENT YOU COULD...

♥ **Keep moving**  
All Churchill developments are close to the town centre or local amenities so Owners find it's easier to get out and about and stay active.

🍷 **Stay social**  
Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.

😊 **Be happy**  
An average person aged 80 feels as good as someone 10 years younger\* after moving into a retirement development.

\*Figure correct as of January 2024

\*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019

# Invicta Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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**Churchill**  
Retirement Living 