

BOND LODGE  
HIGH STREET | RAINHAM



Churchill  
Retirement Living 

OUR HERITAGE • YOUR FUTURE  
BUILT ON INTEGRITY AND TRUST



Computer generated illustration of the gardens

## WELCOME TO BOND LODGE

Bond Lodge is a beautiful collection of 55 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 Bond Lodge, you can say goodbye to maintenance. The communal upkeep 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 Bond 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

Bond 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.

”



Medway Estuary

## LOCATION IS EVERYTHING

### EVERYTHING YOU NEED ON YOUR DOORSTEP

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.

For those who enjoy the outdoor life, there are the local parks of Cozenton and Wigmore along with The Riverside Country Park which has some fantastic walks and is home to some rare breeds of bird.

A variety of local retailers service the town of Rainham, which includes a selection of eateries, coffee shops, banks and a pharmacy, with the nearby Hempstead Valley Shopping Centre being home to over 50 popular retailers all under one roof - a shoppers delight.

Rainham offers 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.

With a multitude of shopping and leisure facilities, as well as excellent transport links, Rainham is the perfect place to get the most out of your retirement.



Hempstead Valley Shopping Centre

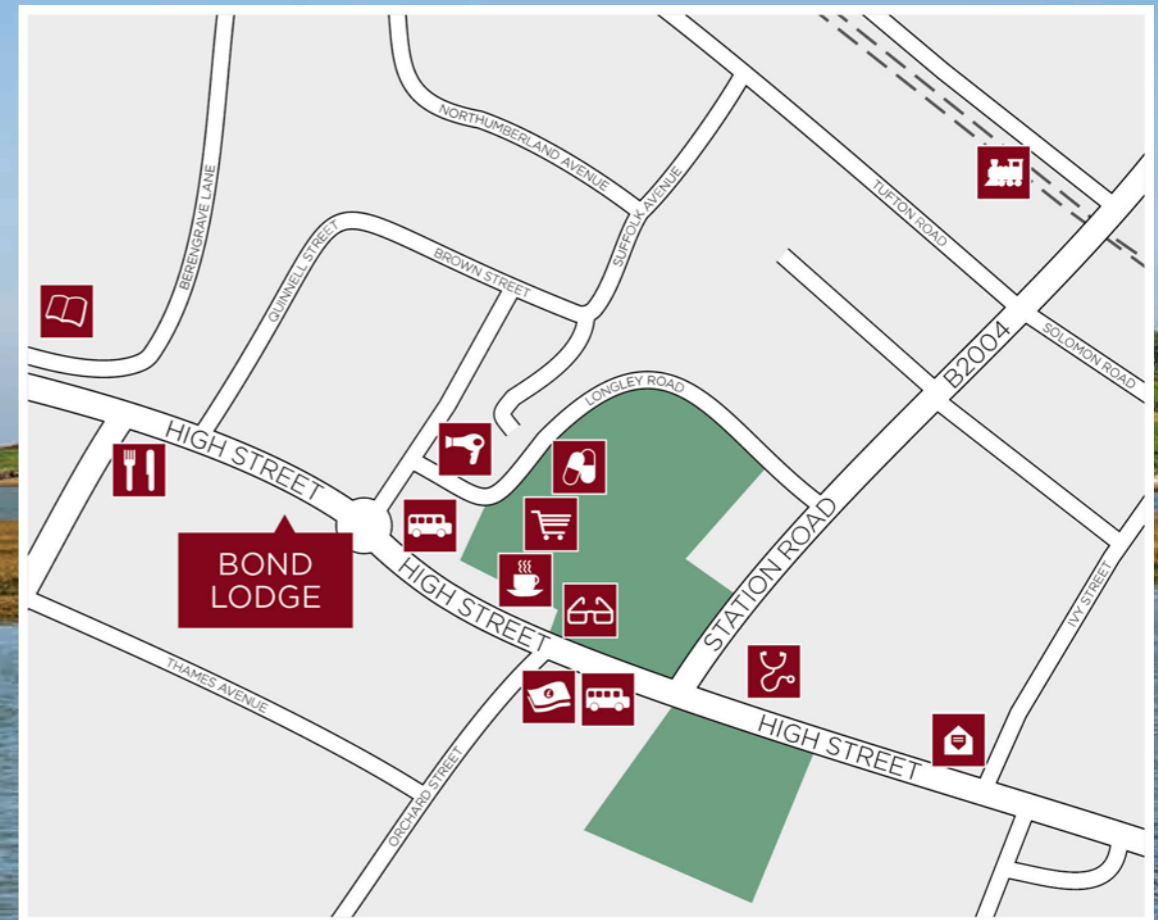














Medway Estuary



## LOCAL AMENITIES

What is close to Bond Lodge?



- |  |   |  |
|--|---|--|
|  Bank<br>0.2 miles        |  Hairdressers<br>0.2 miles |  Post Office<br>0.3 miles     |
|  Bus Stop<br>0.2 miles    |  Library<br>0.2 miles      |  Railway Station<br>0.5 miles |
|  Coffee Shop<br>0.2 miles |  Opticians<br>0.2 miles    |  Restaurant<br>0.1 miles      |
|  Doctors<br>0.3 miles     |  Pharmacy<br>0.2 miles     |  Supermarket<br>0.2 miles     |

# BOND LODGE

A stunning development of 55 retirement apartments



Site Plan and Ground Floor

- One bedroom apartment
- Two bedroom apartment
- Communal areas

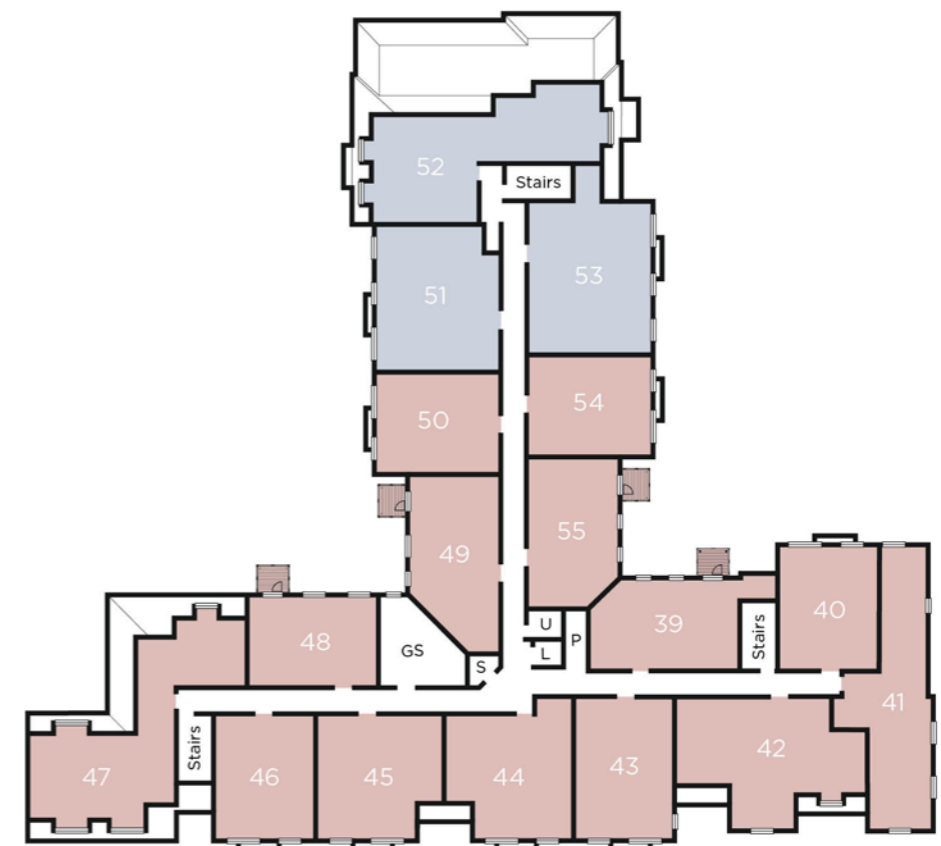
Balconies on selected apartments

- |                  |                |
|------------------|----------------|
| BS Buggy Store   | P Plant        |
| CB Coffee Bar    | R Reception    |
| CS Cycle Store   | RE Refuse      |
| E Entrance       | S Store        |
| GS Guest Suite   | SS Substation  |
| L Lift           | U Utility Room |
| O Office         | WC Communal WC |
| OL Owners Lounge |                |

First Floor

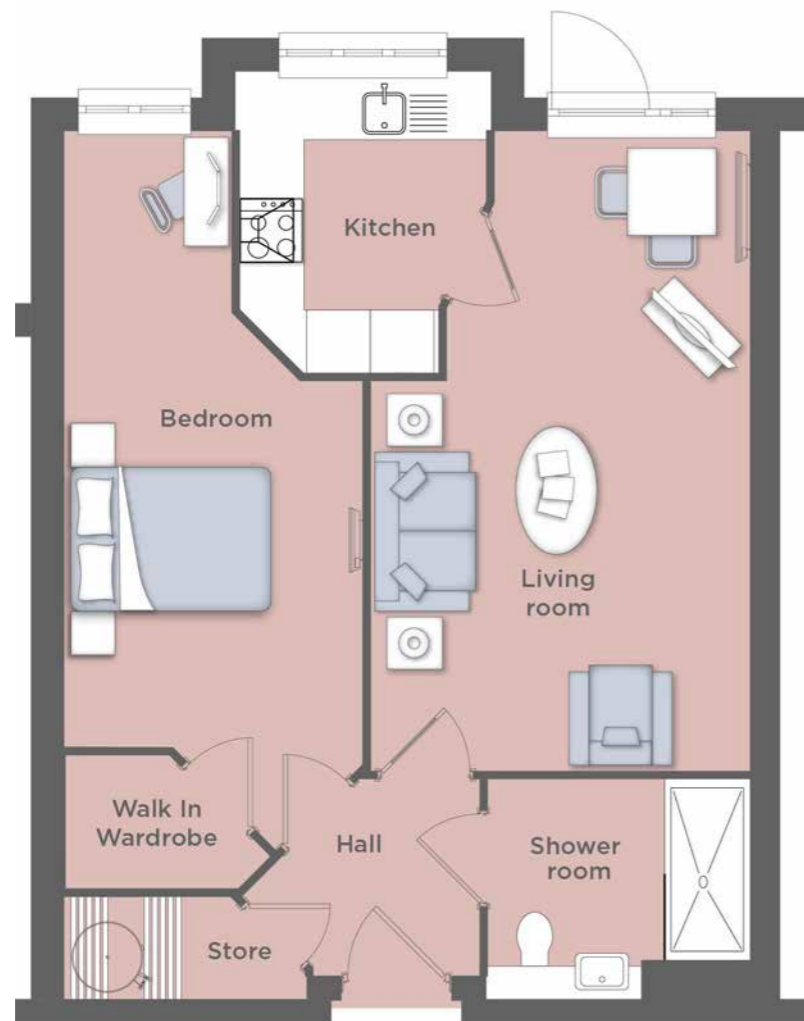


Second Floor



## TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	7'8" x 9'2"	2325mm x 2805mm
Living room	11'8" x 19'8"	3560mm x 5990mm
Shower room	8'1" x 6'9"	2455mm x 2065mm
Bedroom	9'1" x 18'11"	2775mm x 5765mm



## TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	7'8" x 9'2"	2325mm x 2800mm
Living room	11'8" x 23'4"	3555mm x 7115mm
Shower room	5'7" x 6'11"	1705mm x 2100mm
Bathroom	8'0" x 6'9"	2450mm x 2065mm
Bedroom one	10'10" x 10'8"	3310mm x 3250mm
Bedroom two	9'2" x 21'5"	2800mm x 6540mm



Pop into our Sales Office to view specific apartment floor plans



# 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 frost-free fridge and freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Provisions for a washer/dryer and dishwasher
- Spotlights

## INTERIOR

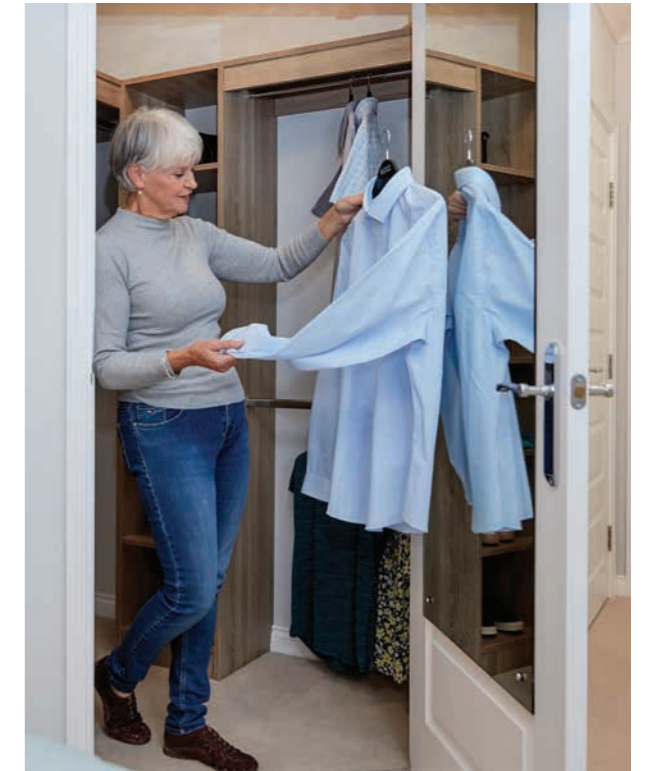
- Walk-in wardrobes to main bedroom\*
- Fitted wardrobes#
- Illuminated light switches
- Safety locks on windows
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard

## 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
- Cycle and 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.

#Where a walk-in wardrobe is not provided.  
\*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.

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.

Your service charge includes the services of the Lodge Manager, the 24-hour on-call assistance system

and the maintenance, heating, lighting and upkeep of communal areas such as the Owners' Lounge, Gardens and Guest Suite.

Some properties may have a ground rent, specific details of which will be provided by your Sales Executive.

When you come to sell your apartment 2% of the gross sale price achieved is payable as a Community Event Fee, half of

this goes 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, the other half is payable to Churchill Retirement Living to help fund 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 2023

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

# Bond Lodge

High Street, Rainham, Kent ME8 7JE

Tel: 01708 398528

Email: [Bond.Lodge@crl.co.uk](mailto:Bond.Lodge@crl.co.uk)

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.



Head Office, Churchill House, Parkside  
Ringwood, Hampshire BH24 3SG

**Churchill**  
Retirement Living 