



GUILDCREST ESTATES



8 Invicta Lodge, Nash Road, Westwood Cross, Margate CT9 4LD



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GUILDCREST ESTATES

**Invicta Lodge, Nash Road,  
Westwood Cross, Margate CT9  
4LD  
£299,950**

NO EXIT FEES! A beautiful development of one & two bedroom apartments exclusively for the over 60s ideally located in Westwood Cross, carefully designed to make life easier, leaving you free to enjoy your retirement. All apartments are completely self-contained with their own front door, providing you with privacy and peace & quiet. All apartments vary slightly in dimensions and position of rooms. Kitchens are tiled with colour-coordinated worktops, & come with integrated appliances.

This stunning development is in a fantastic, central location, close to all the essential amenities & public transport. Invicta Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets & tourist attractions, so you can enjoy an independent, active retirement.

Communal grounds are carefully landscaped, giving you the perfect place to relax & enjoy an afternoon cup of tea. The carefully designed Owners' Lounge comes complete with a coffee bar & is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish & chip suppers, to tea dances, giving you the chance



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**STAMP DUTY PAID\***  
**LEGAL COSTS PAID\***  
**REMOVALS PAID\***  
**ESTATE AGENT FEES PAID\***

\* Available on selected plots only. Offer is applicable for completion by 12th December 2025. T&Cs apply. Visit [crl.co.uk/terms-and-conditions](http://crl.co.uk/terms-and-conditions) for full details or call Churchill Living on 0800 077 4190







to socialise as much as you like throughout the year.

The fully furnished Guest Suite provides an ideal space for your family & friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe & secure in your retirement. Intruder alarms & fire alarm systems & fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

Council Tax Band TBC

Service Charge TBC

Leasehold

Mains water, sewer, electricity

Fixed Wireless Broadband





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## Key Features

- Exclusively for the over 60's
- Lift to all floors
- Communal owners lounge with coffee bar
- Secure video entry system & intruder alarm system
- 24 hour careline support
- 10 Year Builders Warranty
- On site lodge manager
- Landscaped grounds
- Free car parking
- NO EXIT FEES!

## Important Information

Apartment

0.00 sq ft

Council Tax Band New Build

EPC Rating

£299,950



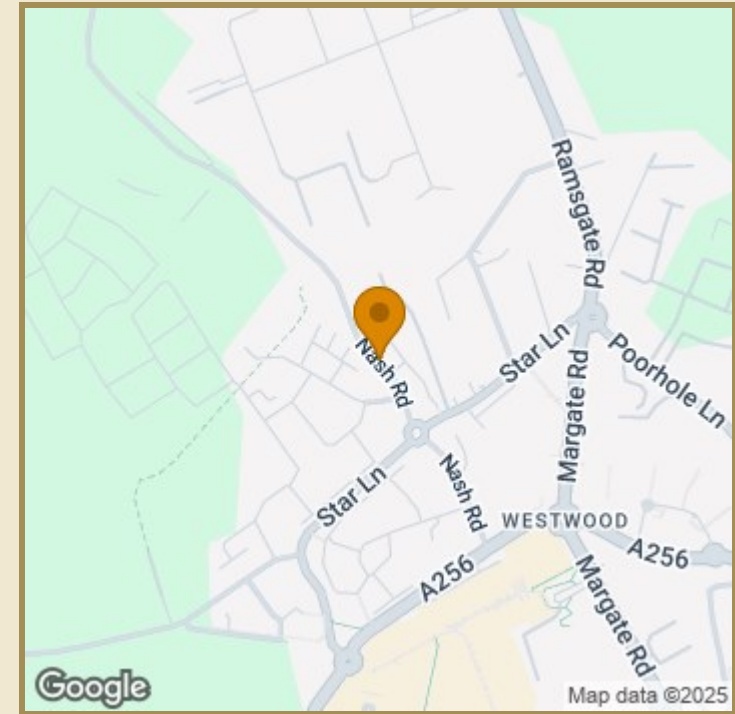
APARTMENT 08 AREA :-  
58.72 m2  
632.0 ft2  
measured to finished  
plasterboard faces  
dismantling inner walls

Important notice: This specification is intended for illustration purposes only and may change as a result of the progress of construction product development; consequently, it should be treated as general guidance and cannot be relied upon for accuracy. Should any of the specified matters presented by this notice conflict with the Property Information and 1999, not to the contents constitute a contract, part of a contract or warranty.



Churchill  
Retirement Living

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| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |           |
| (92 plus) A   |  |                            |           |
| (81-91) B   |  |                            |           |
| (69-80) C   |  |                            |           |
| (55-68) D   |  |                            |           |
| (39-54) E   |  |                            |           |
| (21-38) F   |  |                            |           |
| (1-20) G  |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| England & Wales   |  | EU Directive<br>2002/91/EC |           |



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