



Canterbury Road, Sittingbourne

Service Charge £3163.01 Per Annual - TBC via solicitors

This includes: A on sight manager 5 days a week, Careline system, buildings insurance, electricity, water and sewage rates, communal cleaning, utility's and maintenance, lift maintenance, contribution to contingency fund and access to the communal area where events from external company's are frequent, and a great opportunity to be social!

Ground Rent £ 575.00 Per Annual - TBC via solicitors

Lease Remaining 994 Years - TBC via solicitors

LambornHill is thrilled to present Beatrice Lodge, a vibrant community for those over 60, with secondary residency for individuals over 55. This development prioritizes comfort, security, and convenience. Each apartment features an emergency Careline system, monitored by the on-site Lodge Manager during the day and 24/7 by the Careline team. Additional security includes an intruder alarm, secure video entry, and advanced fire and smoke detection systems.

Located in a prime area with excellent train links to London, Beatrice Lodge is perfect for trips to the capital. The High Street, less than half a mile away, provides easy access to local amenities. Family visits are welcomed with affordable overnight stays at £20 for one person and £25 for two.

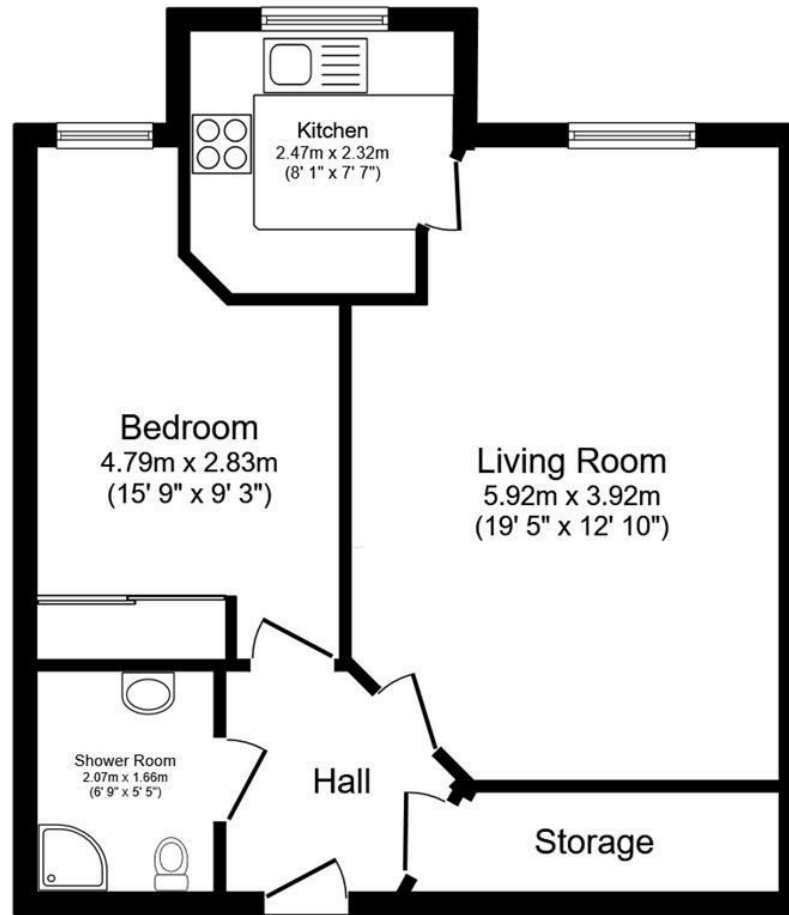
The Lodge Manager supports residents and arranges regular events in the Owners' Lounge, from coffee mornings to games afternoons. This well-maintained development comprises 45 one- and two-bedroom retirement apartments. Enjoy unlimited tea and coffee from the communal kitchen for just £3 per month. Embrace a secure, community-focused lifestyle at Beatrice Lodge.

Offers In Excess Of £150,000

- LEASEHOLD
- NEW LIFE STYLE
- EPC RATING B
- COUNCIL TAX BAND A
- 994 YEAR LEASE
- SERVICE CHARGE £3163.01 PA
- GROUND RENT £ 575.00 PA
- OVER 60'S







Floor Plan

Floor area 50.9 m² (547 sq.ft.)

TOTAL: 50.9 m² (547 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.