



Canterbury Road, Sittingbourne

Service Charge £2277.27 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 993 Years - TBC via solicitors

LambornHill proudly introduces Beatrice Lodge, a dynamic living community designed for individuals over 60, with secondary residency available for those over 55. This thoughtfully developed residence focuses on providing comfort, security, and convenience to its residents. Each apartment is equipped with an emergency Careline system, monitored by the on-site Lodge Manager during the day and by the Careline team 24/7. Enhanced security features include an intruder alarm, secure video entry system, and state-of-the-art fire and smoke detection systems.

Situated in a prime location with excellent train links to London, Beatrice Lodge is ideal for trips to the capital. The High Street, located less than half a mile away, ensures residents have easy access to local amenities. For family visits, affordable overnight stays are available at £20 for one person and £25 for two.

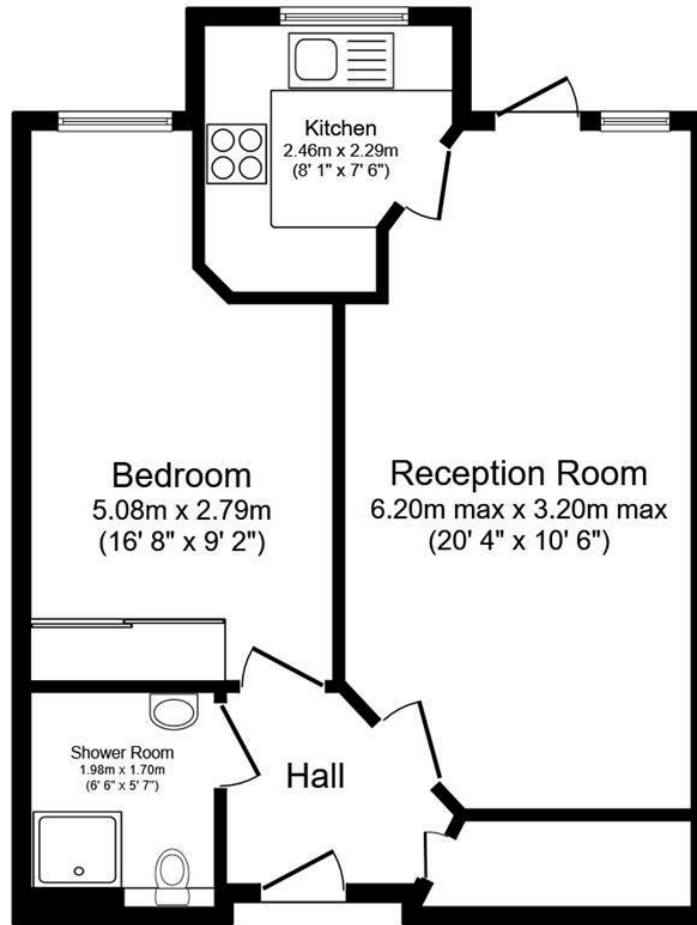
The Lodge Manager is dedicated to supporting residents, organizing regular events in the Owners' Lounge such as coffee mornings and games afternoons. Beatrice Lodge is a meticulously maintained development featuring 45 one- and two-bedroom retirement apartments. Residents can enjoy unlimited tea and coffee from the communal kitchen for just £3 per month. Experience a secure, community-focused lifestyle at Beatrice Lodge.

Offers In Excess Of £180,000

- 1 Bedroom Ground Floor Retirement Flat
- Over 60's Only
- Modern Kitchen
- New Life Style
- Less Than A Mile to Sittingbourne Town Centre
- Large Living Room
- Modern Shower Room
- Popular Development
- EPC Rating B (83)
- Council Tax Band A







Floor Plan

Floor area 45.4 m² (489 sq.ft.)

TOTAL: 45.4 m² (489 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	83	83
(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.