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**Churchill**  
Retirement Living 

RETIREMENT  
APARTMENTS  
**FOR SALE**

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**OVER  
50%  
RESERVED**



BOND LODGE

34 Bond Lodge High Street

• Rainham

Price: £349,950

Welcome to  
Bond Lodge

PLEASE  
KEEP  
OFF THE  
GRASS



34 Bond Lodge, High Street, , ME8 7JE  
£349,950

- TRIPLE ASPECT 1 BEDROOM FIRST FLOOR APARTMENT
- CHURCHILL LIVING ACCOMMODATION FOR THE OVER 60'S
- MODERN FINISHES THROUGHOUT
- LARGE COMMUNAL GARDEN & COMMUNAL PARKING
- NEWLY BUILT IN 2023
- 999 YEAR LEASE FROM SEPTEMBER 2023
- £349,950
- RESIDENTS LOUNGE AND KITCHEN FACILITIES
- EPC RATING "C" COUNCIL TAX BAND "B"

Exclusively for the over 60's a BRAND NEW collection of stunning one and two bedroom retirement apartments in Rainham TOWN CENTRE. Where you can enjoy a safe and secure lifestyle with LESS MAINTENANCE and more time for yo. Benefiting from an Owners' Lounge with coffee bar perfect for socialising with family and friends.

This beautiful apartment comes with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom.

The kitchen has been designed for practicality, with integrated fridge/freezer and a waist-height oven to save bending down. The bedroom comes complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered.

This stunning retirement development of one and two bedroom apartments is in a fantastic, central location, close to all the essential amenities and public transport. Bond Lodge is home to 55 apartments and 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 and tourist attractions, so you can enjoy an independent, active retirement.

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and 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 and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

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

#### Hallway

**Lounge**  
24'1" x 10'8" (7.35m x 3.26)

**Bedroom**  
17'6" x 9'6" (5.35m x 2.90m)

**Kitchen**  
10'9" x 7'3" (3.30m x 2.21m)

#### Shower Room

**Exterior**  
Large communal garden with seating facilities.

Communal car parking area.

**NB**  
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

**Member agent**  
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

**Important Notice**  
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 2002/91/EC	

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