

£1,350 PCM

1 Bedroom, Apartment - Retirement

10, Harington Lodge The Hornet, Chichester, Hampshire, PO19 7BX

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Harington Lodge

Harington Lodge is a beautiful development of 35 one and two bedroom retirement apartments centrally located in the heart of the city which combines a modern shopping centre with traditional art galleries, a twice-weekly market, tempting cafes, bistros and restaurants.
The city is steeped in history with Roman Walls, the Tudor Market Cross, Georgian terraces and the beautiful Chichester Cathedral, a centre of community life for more than 900 years.

Chichester benefits from excellent transport links, with trains from Chichester offering regular services to Brighton, London Victoria via Gatwick Airport and with coastal services to Portsmouth and Southampton.

Harington Lodge's Manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Residents' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Harington Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Harington Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and resident.

Harington Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

Welcome to Harington Lodge, Chichester! Churchill Sales & Lettings are delighted to be marketing this One bedroom ground floor apartment with patio. The apartment is presented in fantastic order and is conveniently located at the front of the property.

The Kitchen is accessed via the Lounge with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The lounge offers an attractive outlook and a fireplace with electric fire. There is plenty of space for living and dining room furniture.

The Bedroom is a good-size double with a built-in mirrored wardrobe and two extra built-in wardrobes offering fantastic storage. A large window keeps this lovely bedroom bright and light.

The shower room offers a good-sized shower cubicle with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful store cupboard located off the hallway which offers ample storage space.







Features

- One-bedroom, ground floor retirement apartment with patio
- Fully fitted kitchen with integrated appliances
- Ample storage throughout
- Stunning Communal Gardens
- Owners private car parking
- 24 hour Careline system for safety and security
- Lodge Manager
- Owners private patio
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.







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Key Information

Council Tax Band B

Pets
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

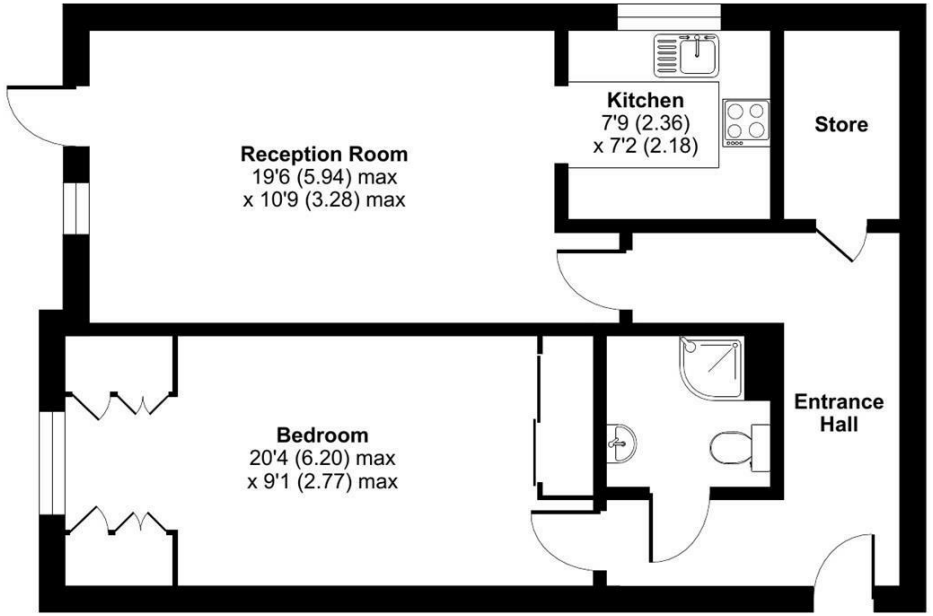
Service Charge
Landlord Pays Service Charges, these include Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

Security Deposit
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 682 sq ft / 63.3 sq m
For identification only - Not to scale



EPC Rating: B

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1165370

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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