£3,050 PCM

2 Bedroom, Apartment - Retirement

39 Dovehouse Lodge Wratten Road West, Hitchin, Hertfordshire, SG5 2EJ

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39 Dovehouse Lodge

Dovehouse Lodge is a stylish and secure development of one and two bedroom retirement apartments located in the charming and much-loved market town of Hitchin. Thoughtfully designed for independent living, our one and two bedroom apartments offer comfort, convenience, and the freedom to enjoy life at your own pace.

Ideally situated just a short walk from Hitchin's delightful town centre, you'll have everything you need close at hand. From artisan bakeries and independent boutiques to cosy cafés, restaurants, and a popular weekly market, Hitchin offers a vibrant and welcoming atmosphere with a strong sense of community.

The town also benefits from excellent transport links, including regular train services to London and Cambridge – ideal for visiting friends, family or enjoying days out.

Life at Dovehouse Lodge offers more than just a beautiful new home. With social events in the elegantly furnished Residents' Lounge, landscaped gardens to relax in, and like-minded neighbours just next door, you can enjoy the best of retirement living with none of the hassle. Whether you're looking to downsize, be closer to family, or simply enjoy a more low-maintenance lifestyle, Dovehouse Lodge is the perfect place to call home.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging 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 Living developments across the country. Prices are available from the Lodge Manager.

Dovehouse Lodge has been designed with safety and security at the forefront. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

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

Dovehouse 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

Rent a BRAND-NEW Churchill Living retirement apartment in Hitchin! Built by the award-winning Churchill Living, this stunning two-bedroom apartment is available to rent, on a long-term basis, in this sought after development Dovehouse Lodge.

Priced at £3,050pcm, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.

Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped garden
- Residents' private car park
- Guest Suite available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

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 Charges Include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

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 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's 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 15 days (or other deadline as mutually agreed in writing).

EPC Rating: B

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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