



Price inclusive of Service
Charge - No Ground Rent

£1,650 Per Month

1 Bedroom, Apartment - Retirement

31, Dutton Lodge Roper Street, Penrith, Cumbria, CA11 8FY

📞 0800 077 8717

✉️ lettings@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Dutton Lodge

Tucked away in the heart of Penrith in Cumbria, Dutton Lodge is an attractive Retirement development of 54 one and two bedroom apartments with a beautiful landscaped gardens and an Owners' Lounge to relax in. Located just off junction 40 of the M6, Penrith is easily accessible by road, with many of the well-known tourist destinations of the Lake District National Park within easy reach.

Penrith town centre is full of charm and character offering a great selection of craft shops, book shops and antique shops. The town itself provides a wealth of independent shops, a main shopping area featuring a regular farmers' market and you will even find a M&S Food Hall just around the corner from Dutton Lodge. Any medical needs are well catered for with doctors' surgeries, dentists and medical centres nearby which are all served by Penrith Community Hospital. Everything you need really is right on your doorstep.

For those wishing to explore further afield Penrith has its' own bus and train station, serving destinations including Kendal and Keswick by bus and by train you are only a few hours from Glasgow, Edinburgh, Manchester, Birmingham and London ideal for meeting up with family or friends from near or far.

Dutton Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' 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.

Dutton 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. For additional security the apartment has Multi-point locking system to front door of the apartment, an intruder alarm, mains-connected smoke detector and video entry system.

Dutton 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 owner.

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



Property Overview

** Service Charges and Ground Rent are included in the rent **

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

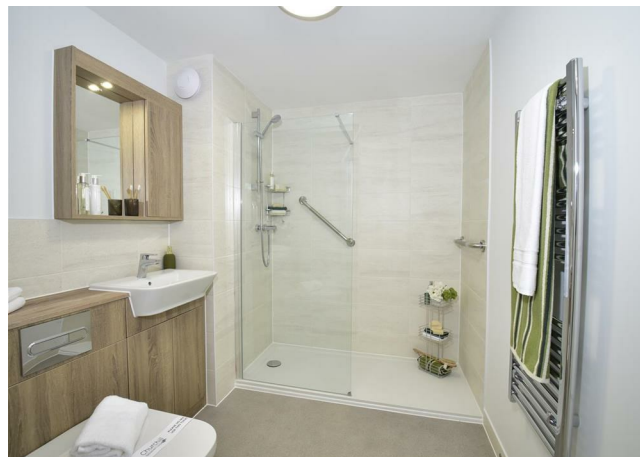
Priced at £1,650pcm, call today to book your appointment to view.

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

- ** Service Charges and Ground Rent are included in the rent **
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Lift to all floors
- Beautifully landscaped gardens
- Owners' 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:

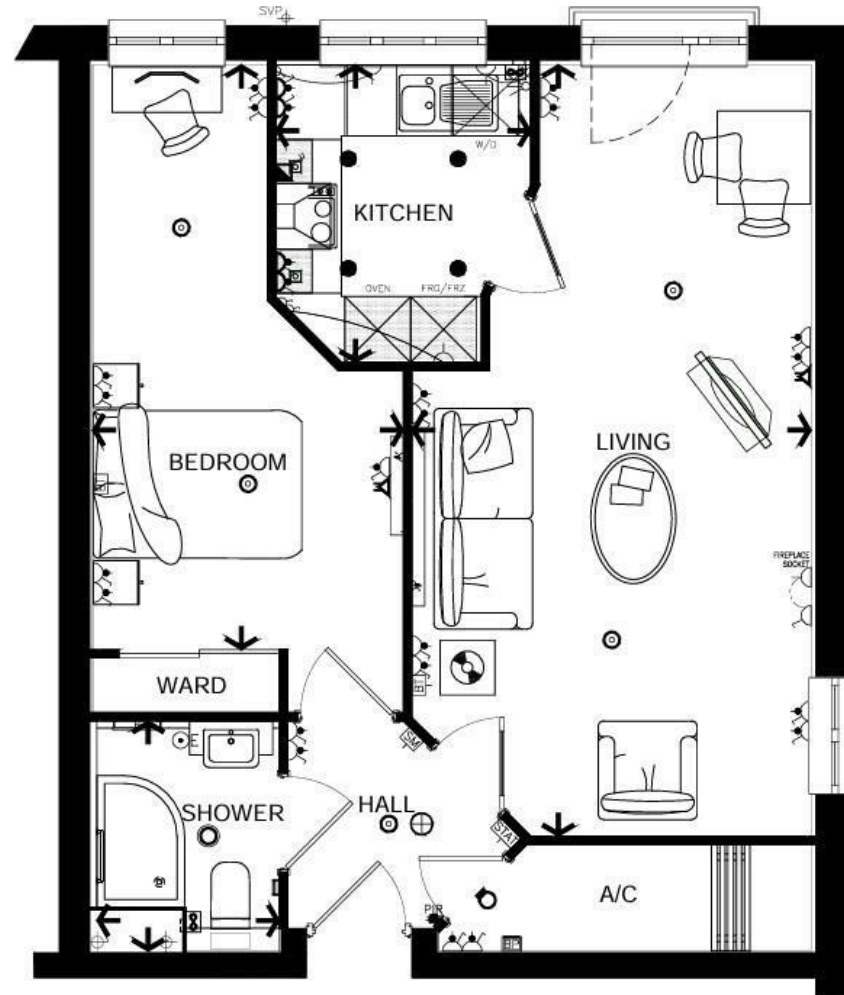
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

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 30 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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