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**£2,550 PCM**

1 Bedroom, Apartment - Retirement

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Charrington Lodge

Charrington Lodge is a beautiful collection of 26 one and two bedroom retirement apartments situated in the sought after town of Oxted.

Oxted is an attractive bustling town in the county of Surrey, close to the Sussex and Kent border and charmingly placed at the foot of the North Downs. Our site is perfectly located for the town's many attractive buildings that date back several centuries, one of which is St Mary's Church, which has stood proudly in the town for the last 900 years.

Oxted benefits from a variety of leisure amenities, which includes Tandridge Leisure Centre which offers a swimming pool, gym and studio, as well as the Barn Theatre where you can enjoy a variety of entertainment. Located a stone's throw from the Lodge is Master Park, a wonderful park which is home to the recently built 'The Park Hub' which runs classes in dancing, floristry, Pilates, yoga, wellbeing, and the local choir. Situated betwixt Master Park and Oxted Station, Everyman Cinema offers showings of the latest films. The pretty High Street provides a wide range of shopping facilities along with a selection of coffee shops and unique eateries for when you want to take a break.

Surrounded by beautiful countryside whilst benefiting from excellent rail and road links, Oxted is only a 5 minute drive from the M25 and 20 minutes from Gatwick Airport. Oxted railway station, which is approximately 0.3 miles from the development, offers direct services to London in only 30 minutes. Whether you are looking to eat out with friends or family, browse around the shops in a vibrant community or explore the local countryside, Oxted is a popular place to enjoy your retirement, without the need to rely on your car.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge including coffee mornings, talks, games afternoons and providing information about local events.

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.

Charrington 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.

Charrington 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.

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



# Property Overview

**\*\*SERVICE CHARGE & GROUND RENT INCLUDED IN THE RENT\*\***

**\*\*BRAND NEW\*\* \*\*Will be rented unfurnished\*\***

Situated in the fantastic development of Charrington Lodge is this delightful one bedroom apartment. The property is conveniently located for the lift, stairs and guest suite. This apartment is brand new and presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, fridge and frost-free freezer.

The Bedroom is a good sized double with a walk in wardrobe. A large window provides lots of natural light.

The Shower Room offers a large walk in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Charrington Lodge!



## Features

- Service Charge & Ground Rent Included in 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
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- One bedroom second floor apartment



# Key Information

Council Tax Band D

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

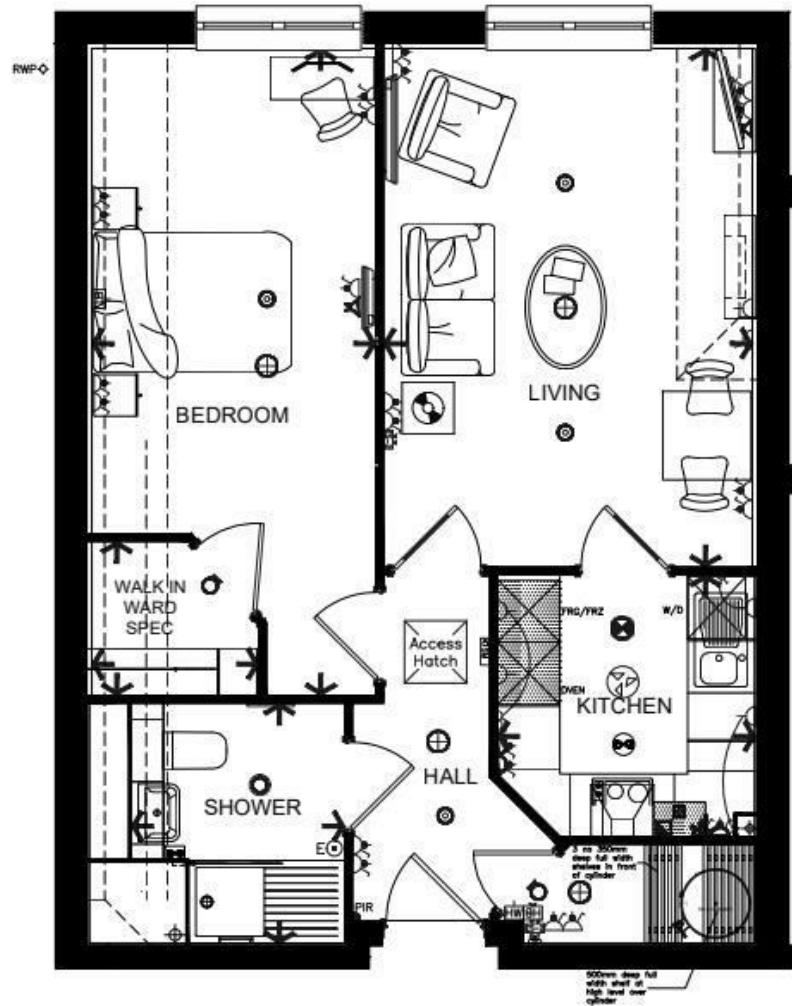
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## Holding Deposit

A holding deposit equal to 1 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).

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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