£2,250 PCM

1 Bedroom, Apartment - Retirement

17 Atterbury Lodge 1 Robert Peel Close, Newport Pagnell, Buckinghamshire, MK16 8FG

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

Churchill
Sales & Lettings
Retirement Property Specialists

17 Atterbury Lodge

Located on the High Street in the charming market town of Newport Pagnell, Atterbury Lodge is a beautiful collection of retirement properties. It is named after the town's links to Francis Atterbury, a prominent 18th-century bishop and political figure.

Atterbury Lodge is ideally placed for the town's rich mix of independent stores and boutiques which sit alongside modern shops and a wide selection of cafés and restaurants. A traditional market is held every Wednesday selling everything from fresh produce to handmade crafts and the town also boasts a monthly Farmers Market.

Newport Pagnell's Heritage Trail Walks take in much of the history and places of interest in the town, including the parish church of St Peter and St Paul, Tickford Bridge – the oldest cast iron bridge still carrying traffic - and Chandos Hall, home to the museum of the Newport Pagnell Historical Society.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Atterbury Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on-site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. 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.

Atterbury 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.

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

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

Property Overview

Rent a BRAND-NEW Churchill Living retirement apartment in Newport Pagnell! 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 Atterbury Lodge.

Priced at £2,250pcm, 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 available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- 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:

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.

0800 077 8717

lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists