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**Asking Price £150,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

26, Caxton Lodge Smallhythe Road, Tenterden, Kent, TN30 7FD

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**Sales & Lettings**  
Retirement Property Specialists

# Caxton Lodge

Caxton Lodge is a beautiful development of 53 one and two bedroom retirement apartments, located in the popular town of Tenterden and perfectly located opposite an area of outstanding beauty, close to Tenterden main shopping centre.

Tenterden's attractive tree-lined high street offers a range of shopping facilities including many small boutiques and antique shops, as well as craft shops and book shops that sit side by side with larger national retailers.

The town boasts a number of local attractions including Kent & East Sussex Railway line, Chapel Down (a local vineyard which produces a fine selection of wines), and Smallhythe Place, which now holds a museum and a theatre for the public to visit. For golf fanatics, Chart Hills Golf Club is an award-winning course that sits in the High Weald of Kent. Just 20 minutes from Tenterden, Chart Hills enjoys quiet, uninterrupted views which makes this the perfect place for a game of golf

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 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.

Caxton 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. 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.

Caxton 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.

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



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# Property Overview

**\*\*SOLD WITH LIFETIME TENANT IN SITU\*\***

**\*\*INVESTORS ONLY\*\***

This beautifully presented one bedroom apartment is located in the popular development of Caxton Lodge. The property boasts a private balcony with lovely garden views and is conveniently located near the lift, stairs and owners lounge.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private balcony with garden views and windows provide lots of natural light.

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, washer/dryer, frost-free fridge and freezer. A window provides light and ventilation.

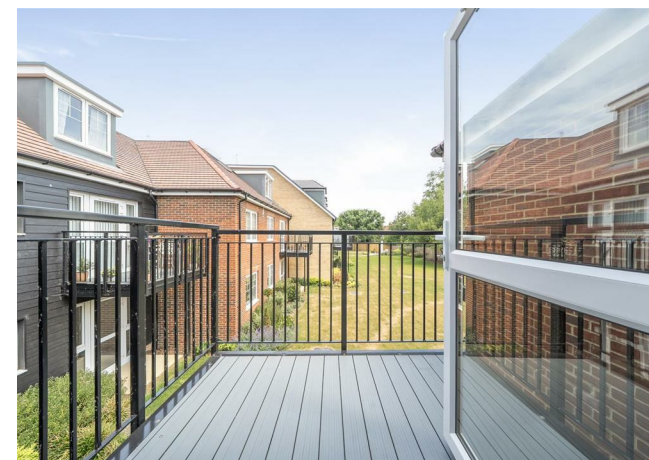
The Bedroom is a generous double room with a walk-in wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

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

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

Call us today to book your viewing!

**\*\*T&Cs apply\*\***



# Features

- Investor does not pay any service charge \*\* paid by tenant \*\*
- One bedroom upper ground floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- Lodge manager available 5 days a week
- 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



# Key Information

Service Charge (Year ending February 2027): £2,564.13 per annum.

Approximate Area = 588 sq ft / 54.6 sq m  
For identification only - Not to scale

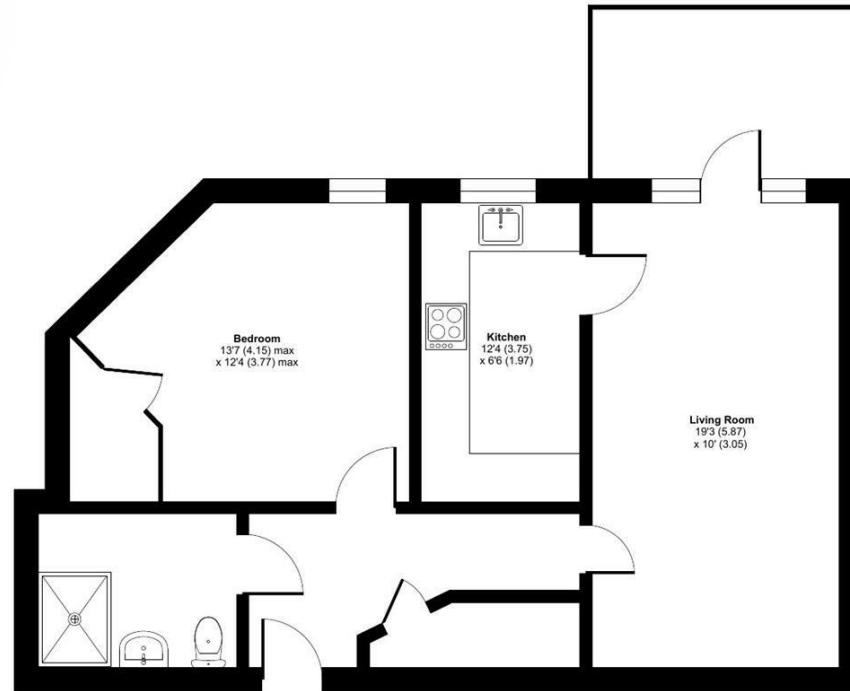
There is no Ground Rent collected at this development.

Council Tax: Band C

999 year Lease commencing May 2024.

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 heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1467206

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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