



£2,450 Per Month

1 Bedroom, Apartment - Retirement

33, Manns Lodge 10 Victoria Road, Cranleigh, Surrey, GU6 8AD

 **0800 077 8717**

 **lettings@churchillsl.co.uk**

 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Manns Lodge

Manns Lodge is a beautiful collection of 38 one and two bedroom apartments located in Cranleigh, a charming English village boasting an attractive high street and thriving community, situated south east of Guildford and perfectly located for both town and country.

Manns Lodge is ideally located in the heart of the village with a private footpath providing access to the high street. Here you will find a range of cafés and restaurants including the popular Yangaz bistro and The Richard Onslow gastropub, Arts Centre with theatre, butchers, medical centre, dentist, Post Office, bakery, wet fish monger and a range of independent shops amongst well-known high street chains. Cranleigh also benefits from supermarkets, M&S foodhall and the popular Cook shop.

For those looking for an active retirement lifestyle, Cranleigh boasts a variety of leisure facilities locally, where you can enjoy fitness classes, swimming pool, and squash facilities at the Cranleigh Leisure Centre. If you are an avid golfer you won't have far to travel as Cranleigh Golf & Country Club is only a short drive away. You can enjoy a relaxing afternoon watching a cricket match at the local cricket club, or if you're feeling energetic take up the bat yourself.

Cranleigh is surrounded by the picturesque countryside of the Surrey Hills. Popular locations include Winterfold Wood and Knowle Country Park, where you can enjoy beautiful walking routes and trails. Leith Hill Tower boasts stunning panoramic views and is the highest point in South East England. Shalford Train Station is a short car or bus journey away, providing fantastic transport links to nearby towns, as well as offering services to London Waterloo. With all of this on your doorstep, this is the perfect place to enjoy your retirement to the full.

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.

Manns 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.

Manns 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.

Manns 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 are included in the rent - No Ground Rent to pay **

Rent a BRAND NEW Churchill Living retirement apartment in CRANLEIGH 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 Manns Lodge.

Priced at £2,450pcm, 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.



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Features

- ** Service Charges are included in the rent **
- ** No Ground Rent to pay **
- 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
- 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.

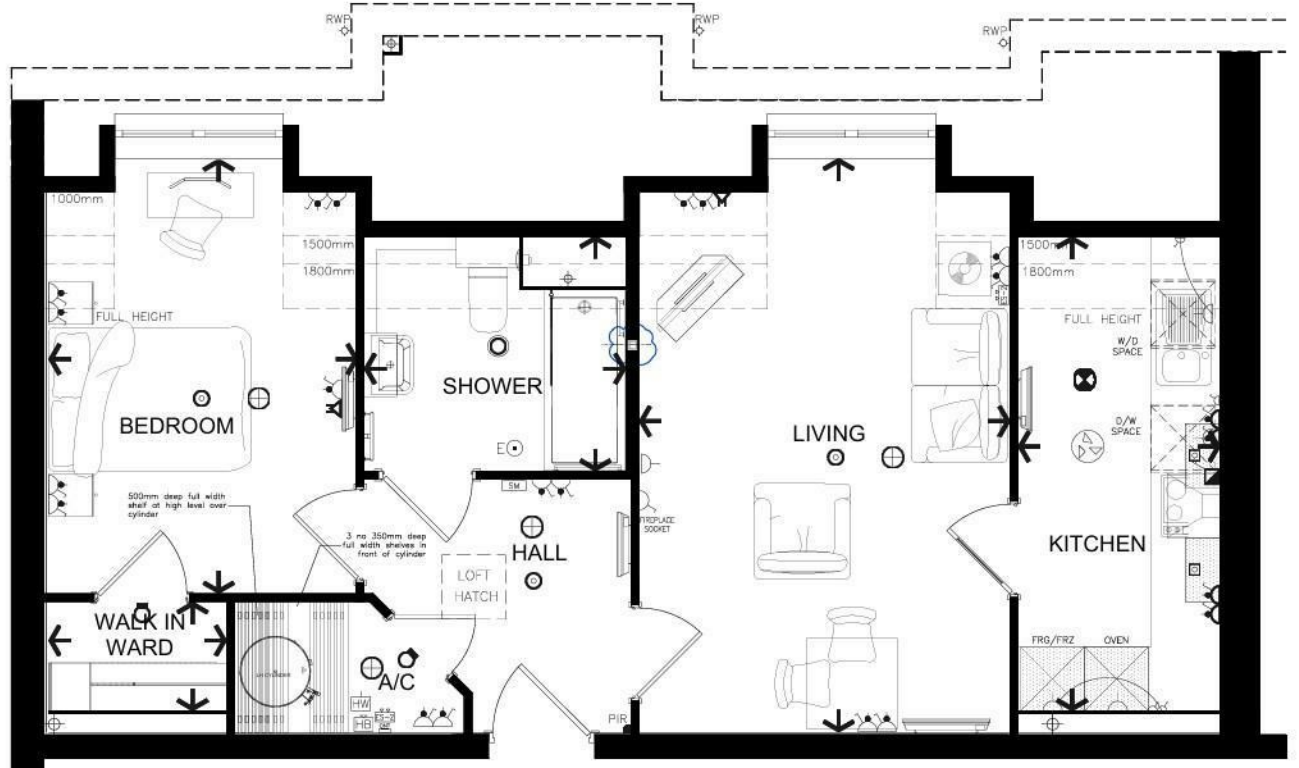
Security Deposit:

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:

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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