



Flat 24, Queen Elizabeth Lodge Laleham Gardens, Margate
£120,000

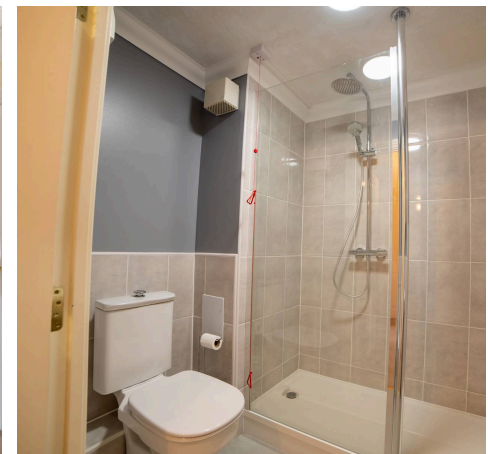
Flat 24

Queen Elizabeth Lodge Laleham Gardens,
Margate

Welcome to super easy retirement living with everything you need in house, amenities on your doorstep and within a short walk to the beach. Retirement should be about having fun and relaxing and not worrying about expensive house maintenance or boring chores!

Here is an opportunity to purchase an apartment in Cliftonville in a stylish development of purpose-built Retirement Apartments which has 34 properties arranged over 3 floors. Queen Elizabeth Lodge is managed by award-winning Churchill Estates Management.

- One Bedroom Apartment
- Very Competitive Service Charge
- Super Close to Shops and Beach
- Beautiful Communal Lounge
- Guest Suite Available
- Separate Laundry Room
- Secure Door Entry System
- 24-hour Emergency Careline System



The Apartment

This one bedroom, first floor apartment, accessible by a lift or stairs, has a large lounge/dining room and overlooks the rear of Queen Elizabeth Lodge, providing plenty of natural light into this room.

A modern kitchen with an electric eye level oven and electric hob with an extractor. There is ample storage space with base and eye level cupboards along with integrated fridge and freezer.

The bedroom has a built in double mirrored wardrobe and plenty of space for some extra furniture.

The tiled shower room has a large shower enclosure, wash basin, WC, extractor and is finished with a handy bathroom cabinet.

The whole apartment is electric only, including the heating and has a handy storage cupboard located in the entrance hallway.



Other amenities to enjoy Queen Elizabeth Lodge

The beautiful communal lounge has plenty of separate seating areas depending on whether you fancy a coffee and a catch up on the sofas, have a bite to eat or games at the various tables or getting involved in larger group chat and activities. This lounge has it all, even a kitchenette so you don't have to pop back upstairs to top up your teacup!

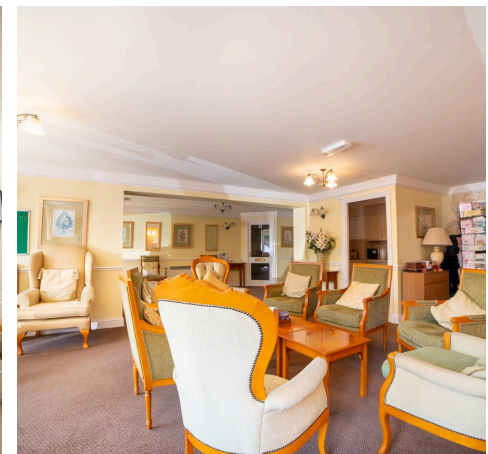
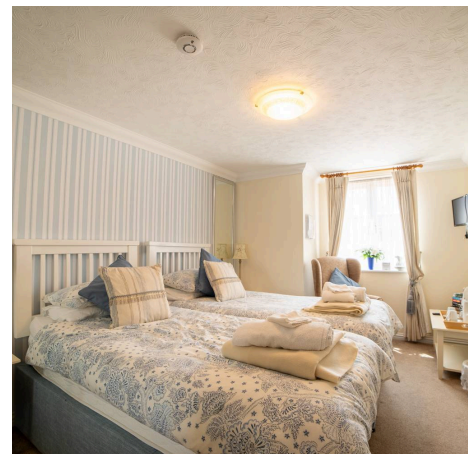
A communal laundry room for washing and drying with an ironing board ready for use, is located on the ground floor.

There is a charming guest suite available on the ground floor for your special visitors. You can book this twin room for one or 2 of your favourite guests. Current prices are £35 for a single or £40 for 2 people. As an owner of the apartment, you also gain access to book guest suites at other Churchill Living Developments within the UK.

The grounds are well maintained and has plenty of established plants and shrubs. There are benches to sit and relax outside when you fancy a change of scene.

Parking is available on site on a first come first serve basis but there is also plenty of free street parking next to the development.

The Lodge Manager is available to support owners and keep everything running smoothly and regular events are also organised including coffee mornings and games afternoons.





Emergency Careline system – 24 hours a day, 365 days a year and is monitored by Lodge Manager during the day.

An integrated intruder alarm.

Secure video entry system.

Advanced fire and smoke detection.

Terms

Leasehold – 105 years remaining of 125 year lease commencing 2006

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

Service Charge (Year Ending 31st May 2027): £2,855.65 per annum.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Ground Rent £651.58 To be reviewed 1st December 2027.

Council Tax Band B

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.

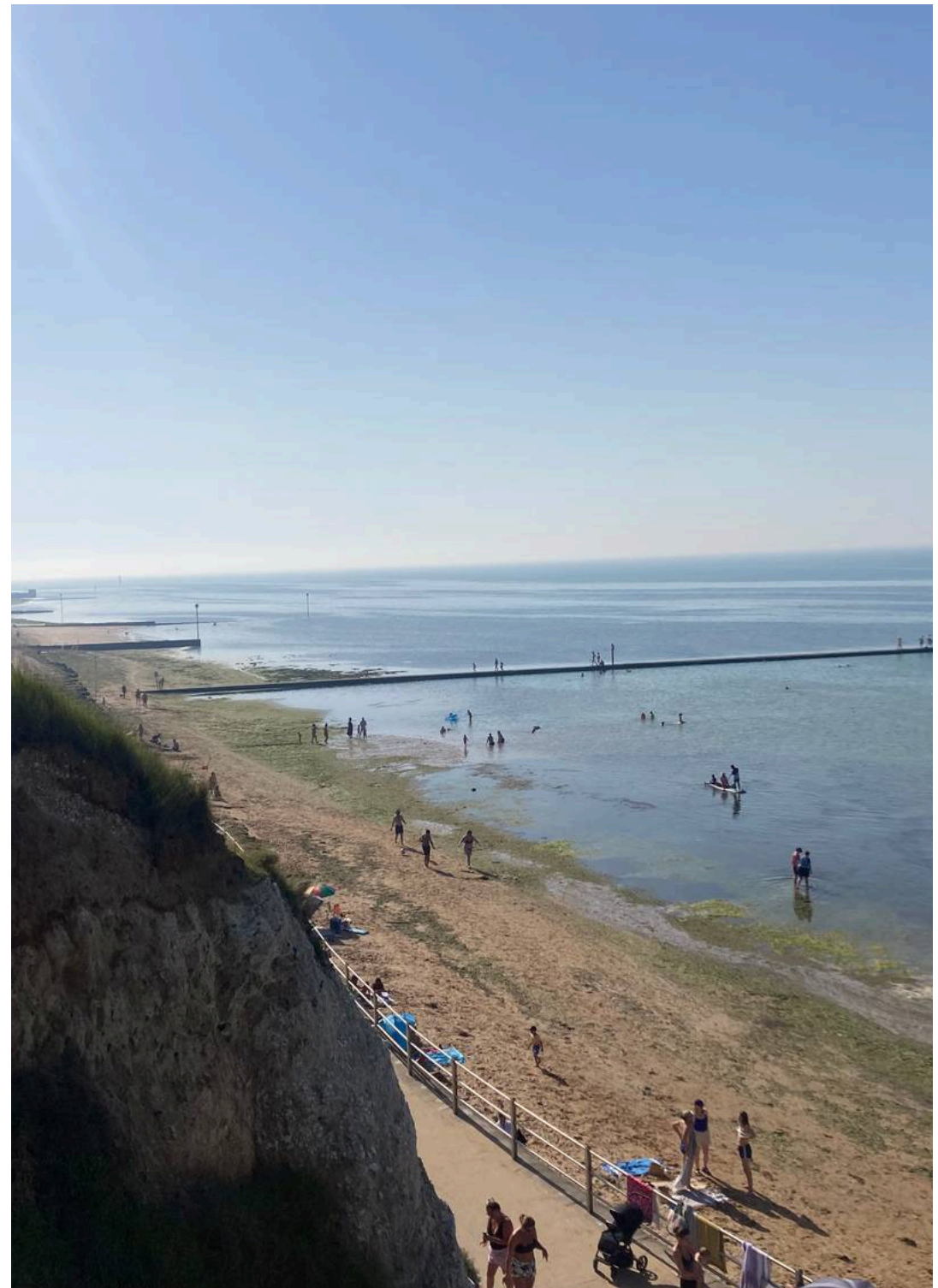


Out and about

Cross the road and you are in Tesco and adjacent, there is a pharmacy. The whole of the High Street is full of independent shops and cafes, with just about everything you can think of.

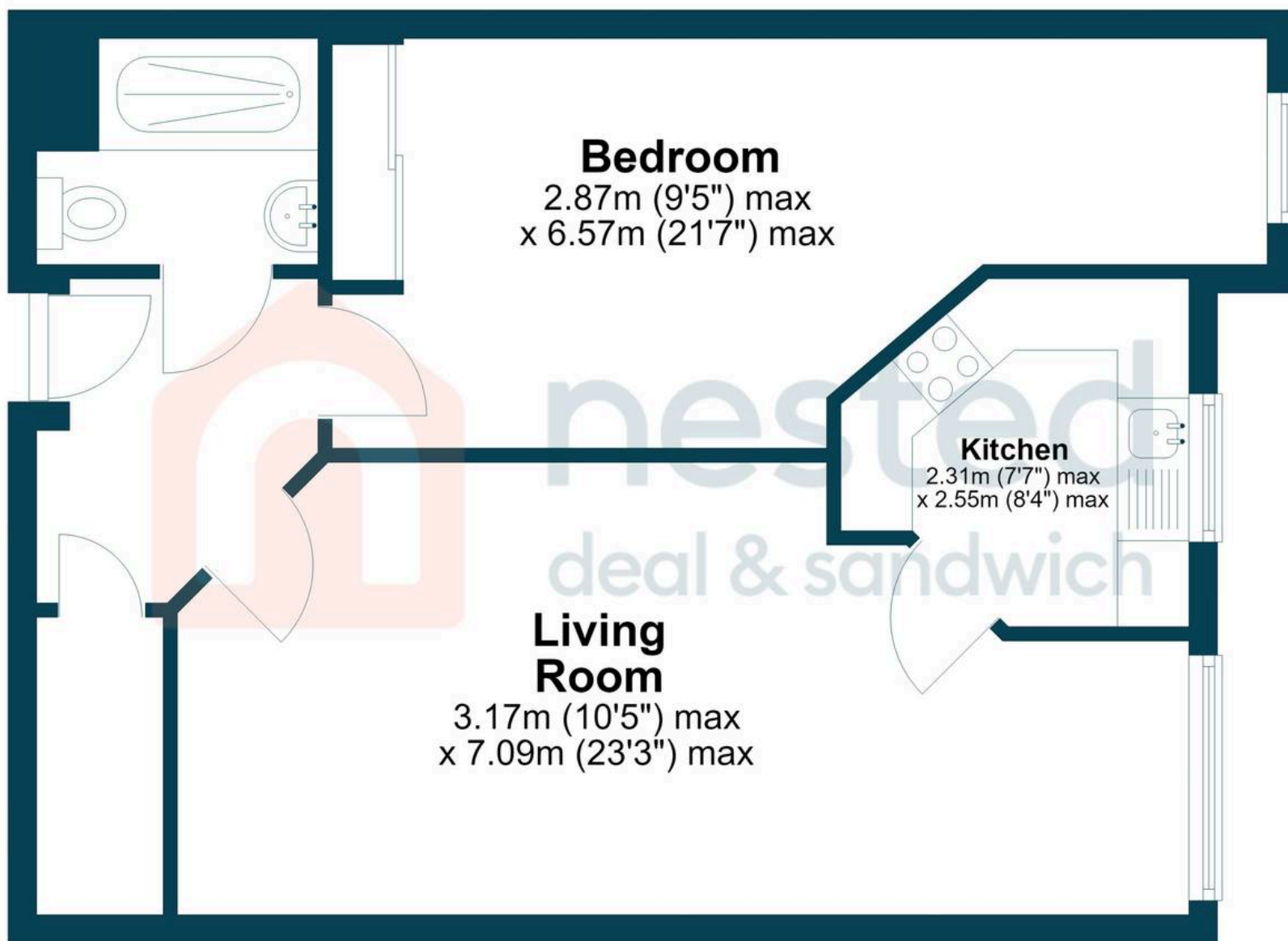
It's a very short walk straight down Devonshire Gardens to get you onto the promenade where you will find a café, lots of lovely walks and the beaches and bays. Dane Park, Northwood Park and Dane Valley Woods are also very close by as well as the Thanet Indoor and Outdoor Bowls Centre.

Margate Station, has fast services to London St Pancras and is less than a 10-minute car ride. There are plenty of bus routes and services located on the Hight Street too.





First Floor



Total area: approx. 50.2 sq. metres (540.3 sq. feet)



Nested Deal

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