GUILDCREST ESTATES

Invicta Lodge Nash Road, Westwood Cross, Margate CT9 4LD

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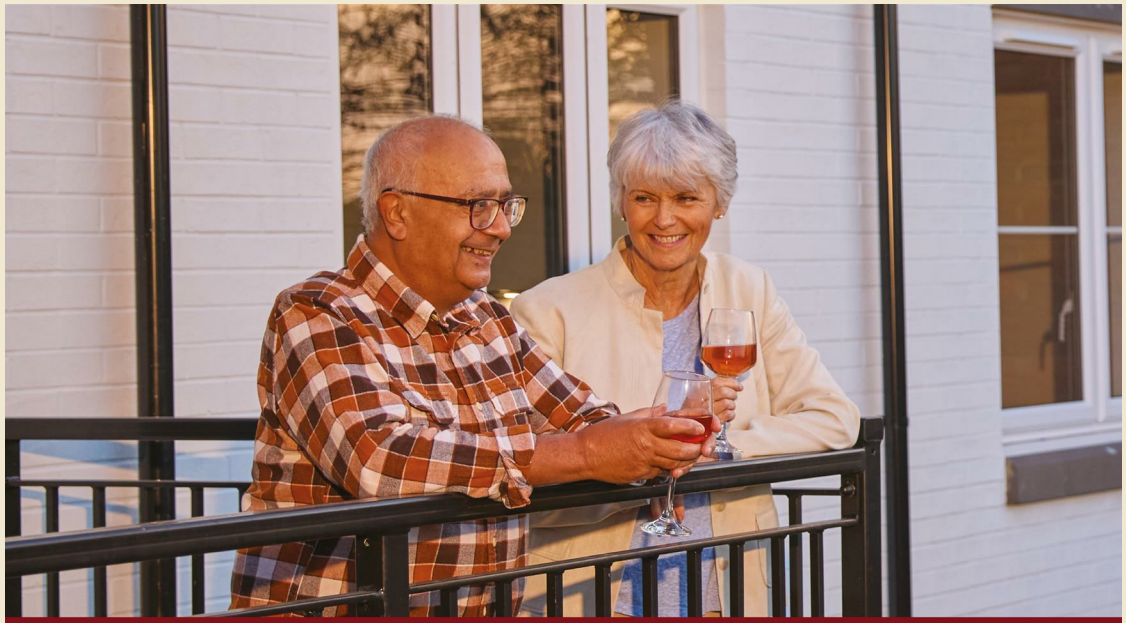
Prices from £442,950

NO EXIT FEES! A beautiful development of one & two bedroom apartments exclusively for the over 60s ideally located in Westwood Cross, carefully designed to make life easier, leaving you free to enjoy your retirement.
All apartments are completely self-contained with their own front door, providing you with privacy and peace & quiet. All apartments vary slightly in dimensions and position of rooms. Kitchens are tiled with colour-coordinated worktops, & come with integrated appliances.
This stunning development is in a fantastic, central location, close to all the essential amenities & public transport. Invicta Lodge includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets & tourist attractions, so you can enjoy an independent, active retirement.
Communal grounds are carefully landscaped, giving you the perfect place to relax & enjoy an afternoon cup of tea. The carefully designed Owners' Lounge comes complete with a coffee bar & is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish & chip suppers, to tea dances, giving you the chance

Exit Fees have been abolished



Offers tailored for you

p Duty, Legal costs, Removals and Estate Agent fees F

*T&Cs apply, for full terms and conditions visit churchill-living.co.uk/terms-and-conditions

to socialise as much as you like throughout the year.

The fully furnished Guest Suite provides an ideal space for your family & friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe & secure in your retirement. Intruder alarms & fire alarm systems & fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

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Key Features

- Exclusively for the over 60's
- Lift to all floors
- Communal owners lounge with coffee bar
- Secure video entry system & intruder alarm system
- 24 hour careline support
- 10 Year Builders Warranty
- On site lodge manager
- Landscaped grounds
- Free car parking
- NO EXIT FEES!

Important Information

Leasehold
Apartment
0.00 sq ft
Council Tax Band New Build
EPC Rating

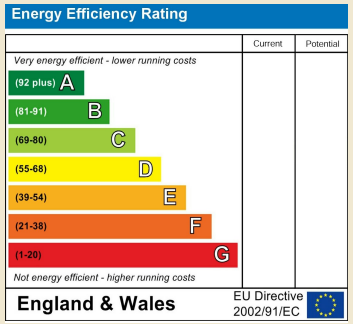
£442,950

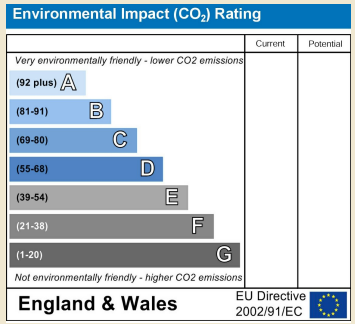
Living	Width	11'-10" [3600] max	Length	16'-4" [4985] max
Kitchen	Width	8'-0" [2450] max	Length	8'-3" [2515] max
Shower room	Width	6'-11" [2100] max	Length	5'-7" [1705] max
Bath Room	Width	6'-9" [2065] max	Length	8'-1" [2460] max
Walk In Wardrobe	Width	4'-4" [1320] max	Length	5'-9" [1745] max
Bedroom 1	Width	9'-4" [2850] max	Length	12'-7" [3835] max
Bedroom 2	Width	9'-1" [2760] max	Length	13'-10" [4215] max

← 7'-8" [2335] → Arrows denote measurement distances

Although every effort has been made to check accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any sole dimension on this surface, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

APARTMENT 11





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