

£2,350 PCM

1 Bedroom, Apartment - Retirement

11, Bourne Lodge 1 Annison Street, Tonbridge, Kent, TN9 1GQ

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

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Bourne Lodge

Bourne Lodge is a beautiful development of 32 one and two bedroom apartments exclusively for the over 60s, ideally situated in the popular town of Tonbridge, conveniently close to the High Street, leisure amenities and Tonbridge Castle.

Nestled in the heart of Kent, Tonbridge offers a blend of rich history, natural beauty, and modern convenience, making it an ideal place to live. The town is known for its historic Tonbridge Castle, which overlooks the picturesque River Medway, providing a stunning backdrop for leisurely strolls and family outings.

The surrounding countryside offers a wealth of opportunities for outdoor enthusiasts, with nearby parks, nature reserves, and scenic walking trails that highlight the area's natural charm.

The town's thriving high street features a mix of independent boutiques, popular retailers, and delightful cafés, catering for all your shopping and dining needs. And for those that enjoy an active lifestyle, The Angel Centre is a great destination for fitness and fun providing a wealth of sporting and fitness opportunities. Tonbridge boasts excellent transport links offering direct train services to London so you can enjoy the tranquillity of a smaller town while staying connected to the capital.

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.

Bourne 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.

Bourne 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.

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







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Property Overview

Rent a Churchill Living retirement apartment in Tonbridge! Built by the award-winning Churchill Living, this stunning one-bedroom apartment is available to rent, on a long-term basis, in this sought after development Bourne Lodge.

Priced at £2,350pcm, 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

- One-bedroom, one-bathroom retirement apartment
- Available on a long term tenancy
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager
- 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







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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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