£2,800 PCM

2 Bedroom, Apartment - Retirement

21 Paddock Lodge 32 Commercial Road, Paddock Wood, Tonbridge, Kent, TN12 6EL

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21 Paddock Lodge

Paddock Lodge is a gated community featuring a stunning collection of 33 one and two bedroom apartments, exclusively for the independent over 60s at the heart of the town centre in Paddock Wood.

Paddock Wood is a thriving community with a rich history and a warm, welcoming atmosphere. With excellent transport links, including a direct train service to London, it's the perfect location for those who want to enjoy the peace of rural living without sacrificing convenience.

The development is perfectly located in the heart of the town, close to a selection of eateries, coffee shops, banks and a pharmacy, along with the longstanding feature of Paddock Wood, C.W. Barsley. The department store in the town started life more than 100 years ago as a family tailors and has over time developed into what is locally claimed to be, West Kent's best shopping secret. The towns annual Carnival and Fete is just one of the many attractions of the town along with the annual Paddock Wood half marathon.

Paddock Wood offers a variety of leisure amenities, which includes Putlands Sports and Leisure Centre, which has a wide range of facilities including group exercise studios plus Paddock Wood Bowls Club is a thriving club playing the game of bowls all year round on an artificial green. For those who enjoy the outdoor life, Paddock Wood is a great location to explore the surrounding countryside with leafy winding lanes that lead to other rural Kent villages. Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.

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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Paddock 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.

Paddock 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.

Paddock 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 BRAND-NEW Churchill Living retirement apartment in Paddock Wood! Built by the award-winning Churchill Living, this stunning two-bedroom BRAND NEW apartment is available to rent, on a long-term basis, in this sought after development Paddock Lodge.

Priced at £2,800pcm, 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

- BRAND NEW Retirement Apartment
- 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 garden
- Residents' private car park
- Guest Suite available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

Pets:
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 15 days (or other deadline as mutually agreed in writing).

EPC Rating: C

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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