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**£3,000 PCM**

**2 Bedroom, Apartment - Retirement**

12A, Baker Lodge High Street, Staplehurst, Tonbridge, Kent, TN12 0JU



0800 077 8717



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# Baker Lodge

Baker Lodge is a beautiful development of 27 one and two bedroom apartments exclusively for the over 60s, ideally situated in the charming village of Staplehurst, conveniently close to the village centre and local amenities.

Nestled in the heart of the Kent countryside, Staplehurst is a charming village that perfectly blends rural tranquility with convenient modern living. Known for its welcoming community and picturesque surroundings, Staplehurst offers a peaceful retreat without sacrificing accessibility.

Staplehurst's history is evident in its beautiful architecture, including the striking 12th-century All Saints' Church and traditional Kentish cottages that line its streets. The village is also home to a variety of local shops, a popular farmer's market, and a selection of cozy pubs and eateries that cater to all tastes.

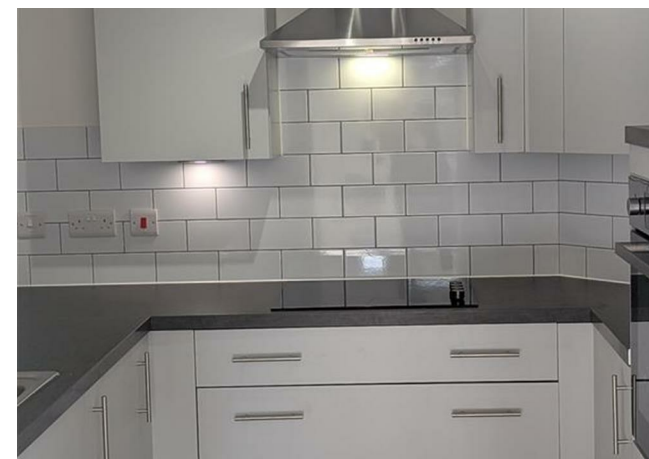
For those who enjoy outdoor pursuits, Staplehurst is surrounded by stunning countryside, offering numerous walking trails and nature reserves. The nearby Weald of Kent is perfect for leisurely strolls, while Sissinghurst Castle and Gardens, just a short drive away, provide a delightful day out. Despite its rural charm, Staplehurst is exceptionally well connected. The village boasts a mainline train station, providing direct services to London Charing Cross in just over an hour, making it an ideal location for commuters. Additionally, the nearby towns of Maidstone and Royal Tunbridge Wells offer a wider range of shopping, dining, and entertainment options. Staplehurst truly offers the best of both worlds - a serene village atmosphere with all the amenities and connections you need

Baker Lodge was named further to a naming competition in the local community and in honour of Prime Minister Winston Churchill's wife, Clementine Churchill who had strong connections to nearby.

Baker 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.

Baker 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.

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



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# Property Overview

**\*\*Service Charges are included within the rent\*\***

Rent a BRAND NEW Churchill Living retirement apartment in Staplehurst! Built by the award-winning Churchill Living, we have a BRAND NEW 2-bedroom apartment to rent, on a long term basis, in this sought after development, Baker Lodge, Staplehurst.

Apartment photos to follow.



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# Features

- Service Charges are included within the rent
- Ground Rent is not applicable at the Lodge
- Owners' Lounge with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Excellent transport links
- Lift to all floors
- Owners' private car park
- 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
- Modern fitted kitchen with integrated appliances



# Key Information

Council Tax Band TBC

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 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months 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: B



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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