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**Asking Price £400,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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Sales & Lettings  
Retirement Property Specialists

# Invicta Lodge

Invicta Lodge is a beautiful collection of 51 one and two bedroom retirement apartments. Westwood Cross sits on the edge of Broadstairs, a quintessentially English town on the coast of Kent.

Invicta Lodge is perfectly located close to Westwood Cross main shopping centre which is home to over 50 shops offering an assortment of high street stores from fashion to lifestyle and a variety of entertainment venues, so if you need to do a spot of shopping or fancy a trip to the cinema, this is the perfect place.

With Broadstairs only a few miles away, you can enjoy a stunning day out visiting the local attractions and the beautiful beaches in the summer. And if you are a Charles Dickens fan, you can visit Dickens House Museum and immerse yourself in the history of the famous fictional writer. Broadstairs Train Station is only a short distance away, providing fantastic transport links to nearby towns, as well as being able to visit in London in less than an hour. Invicta Lodge is perfectly located for The Thanet Loop bus service which calls at Westwood Cross providing excellent connections between Margate, Broadstairs and Ramsgate.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' 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.

Invicta 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. A 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.

Invicta 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.

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



# Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

## \*\*TWO BEDROOM RETIREMENT APARTMENT WITH PATIO\*\*

Welcome to Invicta Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom upper ground floor apartment. The property is conveniently located for the communal gardens and owners lounge and is presented in fantastic order throughout.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private patio and windows provide lots of natural light.

The kitchen is accessed via the living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4-ring electric hob with extractor hood over, a fridge, freezer and washer/dryer. A window allows for light and ventilation.

Bedroom one is a generous double room with a walk in wardrobe and plenty of space for additional bedroom furniture if required. A large window keeps this lovely bedroom bright and light. An en-suite provides a large walk in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Bedroom two is another good sized room. This room is currently being used as a dining room but could also be used as a separate living room, study or hobby room.

The Bathroom offers a full sized bath with overhead shower and handrails, a WC, wash basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment are two storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing!



# Features

- Two bedroom two bathroom apartment
- Ground floor with patio and views over the communal gardens
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- 24 hour Careline system for safety and security
- 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



# Key Information

Service Charge (Year ending 28th Feb 2027): £3,989.86 per annum.

Approximate Area = 930 sq ft / 86.3 sq m  
For identification only - Not to scale

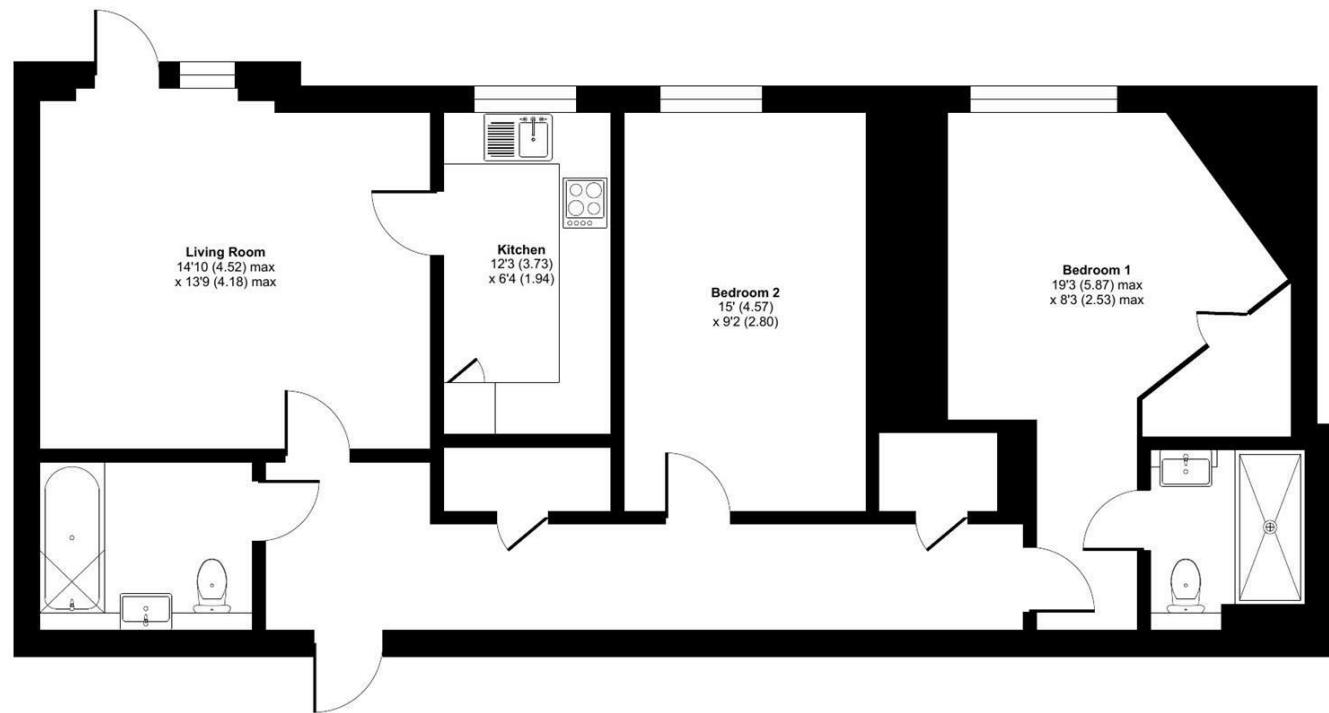
There is no Ground Rent collected at this development

Council Tax: Band C

999 year Lease commencing 2024

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, communal heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Churchill Sales & Lettings Limited. REF: 1409985

**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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