



**£1,950 PCM**

1 Bedroom, Apartment - Retirement

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Sales & Lettings  
Retirement Property Specialists

# Jubilee Lodge

Jubilee Lodge is a beautiful development of 31 one and two-bedroom retirement apartments located in the town of Fleet.

Launched in the year in which Queen Elizabeth II celebrated her Platinum Jubilee, the development is named in commemoration of this historic event.

Jubilee Lodge is ideally located for the town's traditional high street, home to a number of High Street shops, alongside smaller independent retailers and a good selection of coffee shops and restaurants. There is also a modern indoor shopping centre, Hart Shopping Centre, boasting over 40 stores and cafes. Fleet Pond Nature Reserve lies to the north of the town, designated a Site of Special Scientific Interest and a haven for wildlife. There are a number of walking routes along either the lake or nearby feeder streams or you can enjoy a picnic and fishing during the open season at this popular beauty spot.

The nearby North Hants Golf Club has a modern and welcoming clubhouse and an 18-hole heathland course set amongst stately pines and silver birch trees. Basingstoke Canal also runs through the area and is a popular area for walking, cycling, boating, picnicking and fishing. Along the route you can enjoy the picturesque villages of Greywell and Odiham and the historic King John's Castle and Fleet Nature Reserve. Fleet is ideally placed for exploring the surrounding Hampshire countryside, home to thriving towns, unspoiled villages and pretty hamlets.

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

Jubilee 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.

Jubilee 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.

Jubilee Lodge requires at least one apartment resident to be over the age of 60 and any second resident to be over the age of 55.



# Property Overview

Rent a BRAND NEW Churchill Living retirement apartment in FLEET! Built by the award-winning Churchill Living, this stunning 1 bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development, Jubilee Lodge.

Priced at £1,950PCM, call today to book your appointment to view.

Apartment photos to follow.



## Features

- BRAND NEW One bedroom apartment to RENT
- Stunning Kitchen and Bathroom
- Available Now
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- 24 Hour emergency Careline system
- Great location close to the town centre & excellent transport links
- Car Parking and Communal Gardens
- 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 Retirement Living developments across the country.

# Key Information

Over 60's RETIREMENT APARTMENT

Council Tax Band C

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.

**LANDLORD PAYS-** Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

## Security Deposit

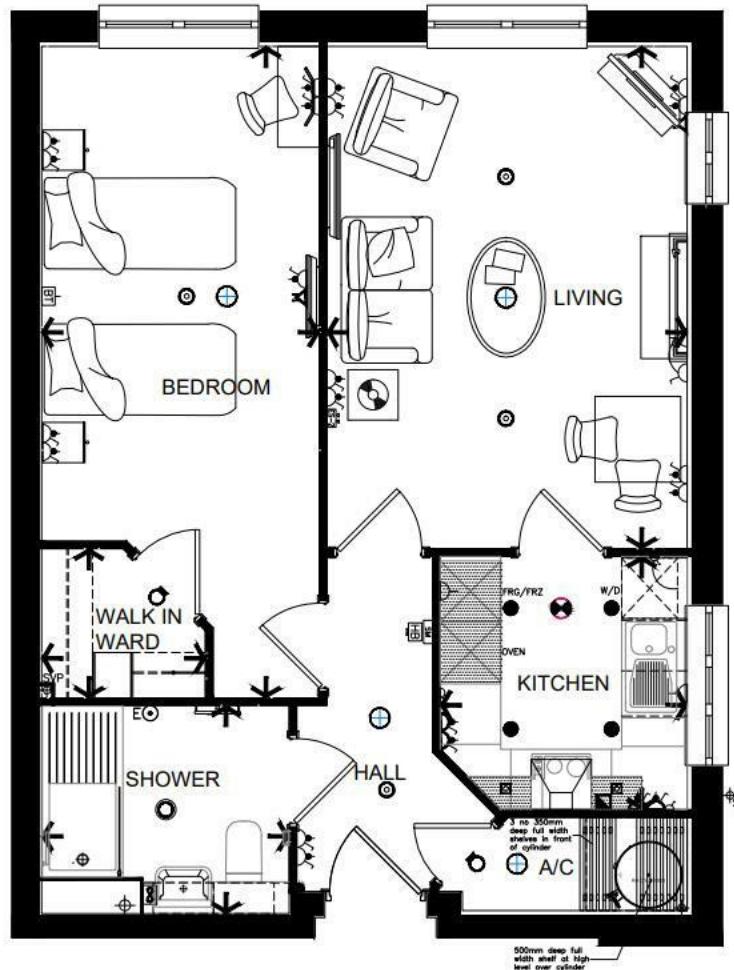
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## 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: 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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