

Asking Price £165,000 Leasehold

1 Bedroom, Apartment - Retirement

29, Beatrice Lodge Canterbury Road, Sittingbourne, Kent, ME10 4FD

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Churchill
Sales & Lettings
Retirement Property Specialists

Beatrice Lodge

Beatrice Lodge is a delightful development with 45 one and two bedroom retirement apartments, located in the modern market town of Sittingbourne.

Sittingbourne is a popular town located in the Swale district of Kent. Just 17 miles from Canterbury and within 45 miles of London, the town has been undergoing a significant regeneration project in recent years, making it a desirable place to live.

Train links to London Victoria and HS1 to St Pancras International mean Sittingbourne is in an ideal location for visits to the capital. The high street boasts a wide range of both national and local retailers and is less than half a mile away from the development. Several restaurants, cafes and tearooms are scattered across the town and are all within easy walking distance.

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.

Beatrice Lodge is 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.

Beatrice 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.

Beatrice 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

ONE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom second floor apartment is conveniently located for the lift, providing easy access within the development and is presented in fantastic order throughout.

The Living room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony 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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired. A window keeps this lovely room bright and light.

The Shower Room offers a large shower enclosure with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!





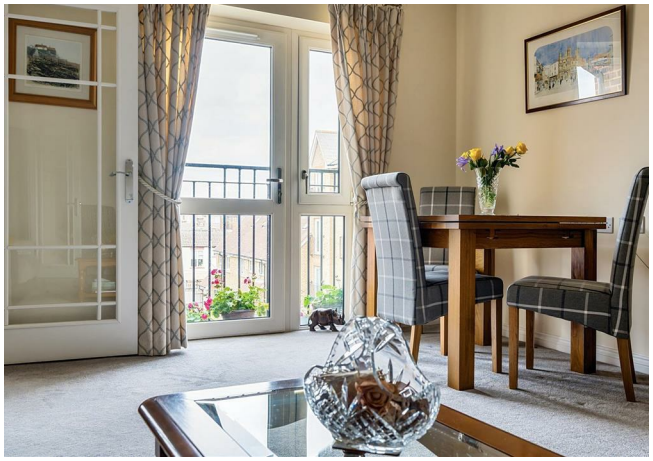


Features

- One bedroom second floor retirement apartment with Juliet balcony
- Convenient for lift
- Fully Fitted Kitchen with Integrated Appliances
- Great location close to the town centre and excellent transport links
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- 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 Retirement Living developments across the country.







Key Information

Service Charge (Year Ending 31st May 2027): £3,186.40 per annum.

Ground Rent: £823.10 per annum. To be reviewed November 2032.

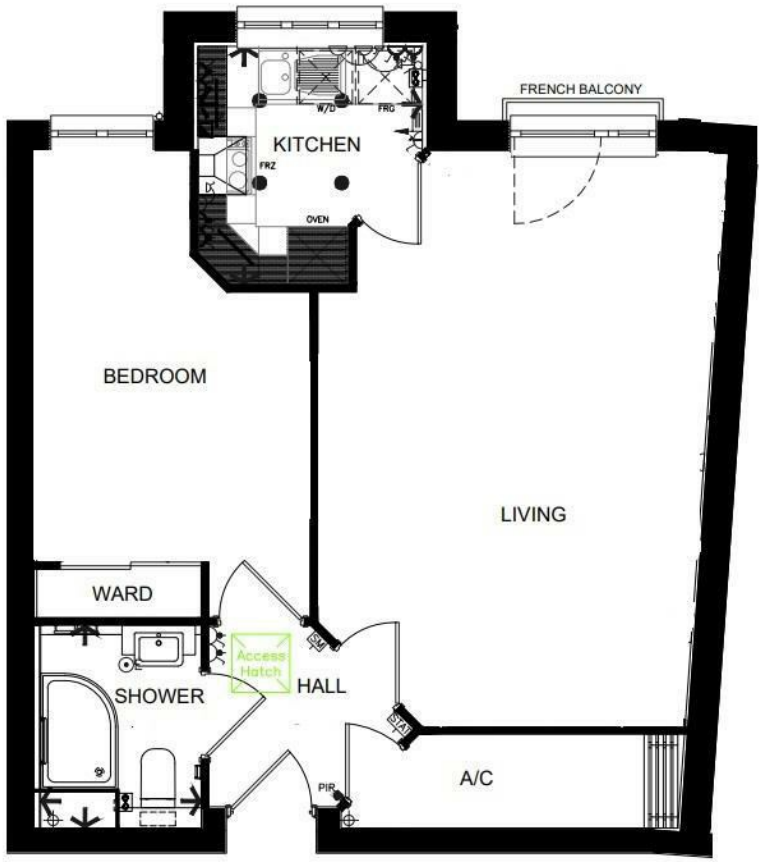
Council Tax Band A

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management

Service charges include Careline system, buildings insurance, apartment electricity via ground source heating water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



Living	Width	14'-0" [4260]	max	Length	19'-5" [5910]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-6" [1665]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-4" [2835]	max	Length	13'-10" [4210]	max

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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