



£2,050 PCM

1 Bedroom, Apartment - Retirement

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# 37 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.

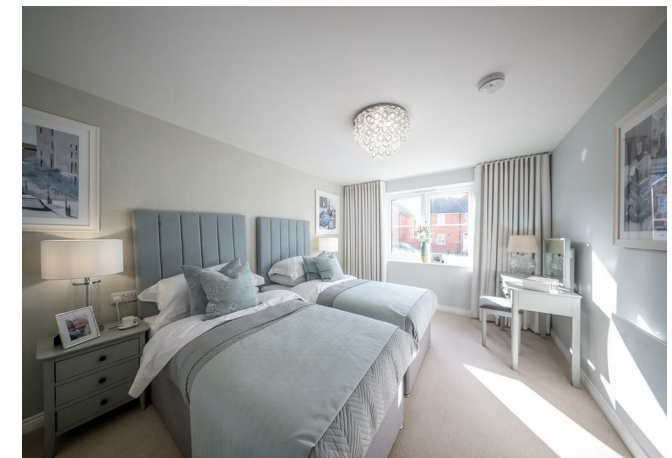
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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

\*\* Service Charges are included in the rent - No Ground Rent to pay \*\*

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

Priced at £2050PCM, call today to book your appointment to view.

Apartment photos to follow.



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# Features

- Service Charges are included in the rent
- No Ground Rent to pay
- 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
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- BRAND NEW APARTMENT



# 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.

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.

### Security Deposit

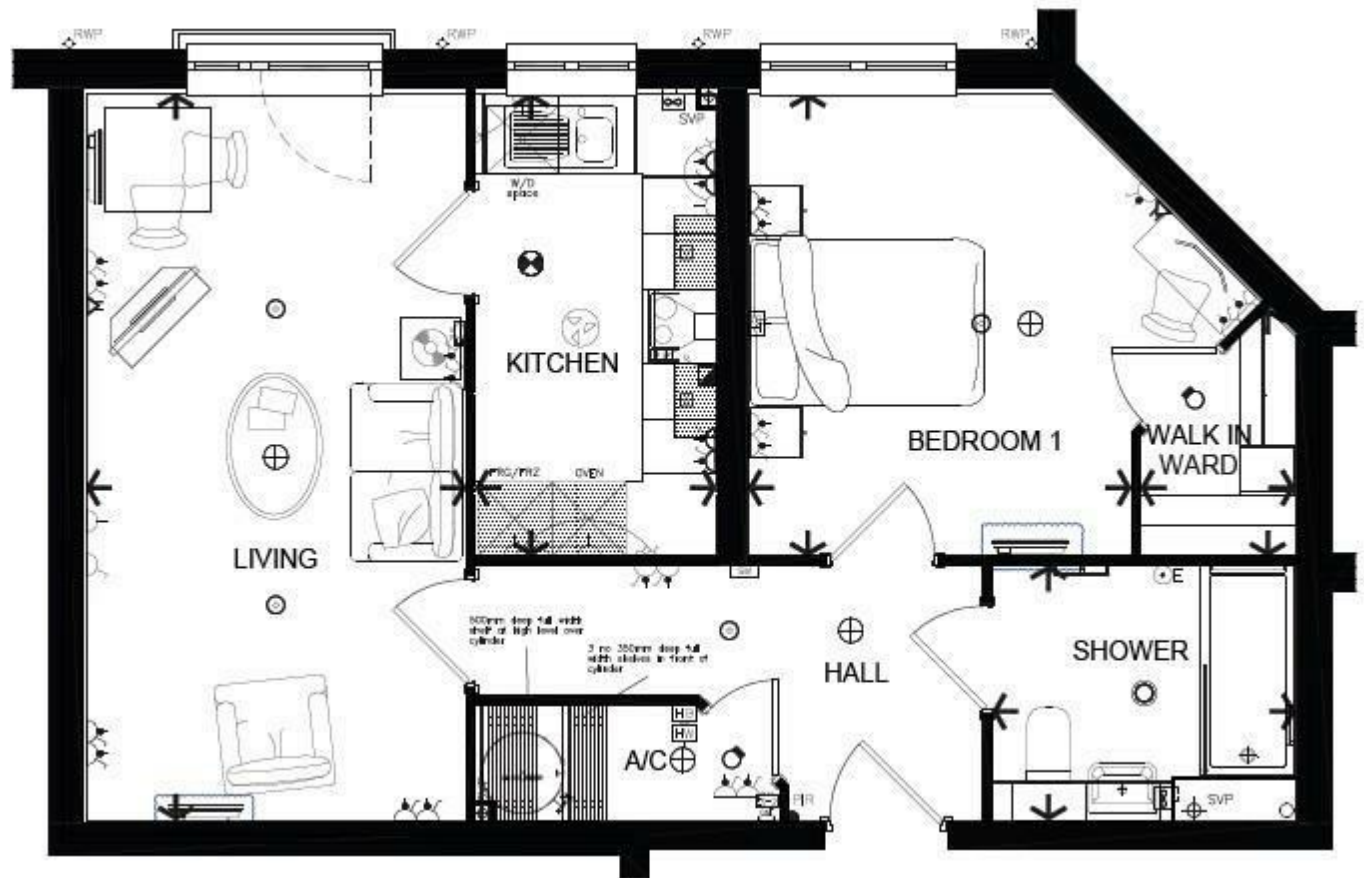
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

### 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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