£1,650 PCM

1 Bedroom, Apartment - Retirement

11, Dreton Lodge Havant Road, Drayton, Hampshire, PO6 2DQ

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Dreton Lodge

Dreton Lodge is a beautiful development of 54 one and two bedroom apartments exclusively for the over 60s and ideally located in Drayton a desirable suburb close to the historic waterfront city of Portsmouth.

Dreton Lodge is ideally placed for the local shops and amenities in the village which include a number of traditional independent shops and a large supermarket catering for your everyday needs. Drayton has a strong local community and is home to a number of clubs and associations covering interests as diverse as art, bridge, dance and Pilates. Many of these are held at the Drayton Centre which together with the village's local churches, hosts a varied calendar of events throughout the year. Famous for the scenery, Portsmouth Golf Course is an 18-hole course with beautiful tree lined fairways. Located just north of Drayton, the course stands on Portsdown Hill and boasts fantastic views over Portsmouth, Southsea and Langstone Harbour.

The area also benefits from great bus and transport links and is close to the A27, which provides easy access to Southampton, Portsmouth, the New Forest and Bournemouth, as well as the A3 to London.

Portsmouth is known as the waterfront city and combines old with new. Portsmouth Historic Dockyard, home to the Mary Rose, HMS Victory, HMS Warrior 1860 and the National Museum of the Royal Navy stands close to the iconic Spinnaker Tower, from where you can enjoy spectacular views of the city. The city also boasts Gunwharf Quays shopping centre with over 95 shopping outlets set in pedestrianised avenues, restaurants, bars, cafés and a 14-screen cinema.

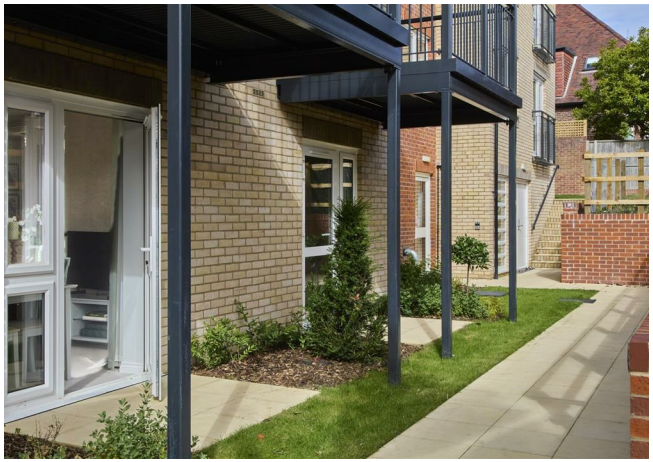
The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' Lounge from coffee mornings to games afternoons.

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.

Dreton Lodge has been designed with safety and security at the forefront. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Dreton 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 Resident.

Dreton 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

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

Priced at £1,650pcm, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.

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Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents’ Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Residents' private car park
- Guest Suite available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

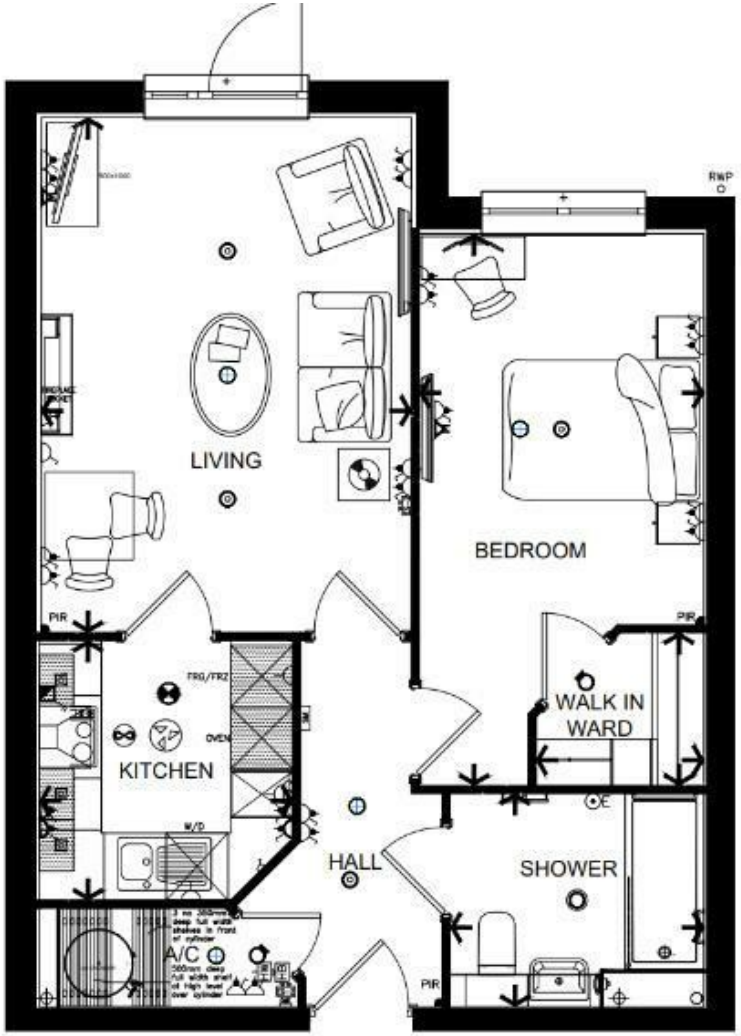
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's 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 15 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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