Asking Price £310,000 Leasehold

1 Bedroom, Apartment - Retirement

30, Keyes Lodge King Edward Avenue, Dartford, Kent, DA1 2FH

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Keyes Lodge

Situated on King Edward Avenue in the town of Dartford, Keyes Lodge is a stylish development of 68 one and two bedroom retirement apartments.

Keyes Lodge is conveniently located for the town and local amenities. The excellent transport links are a real benefit of Dartford. There are quick links to central London and good access to the M25. Buses also service the area and deliver delightful journeys to the magical heartlands of the Weald.

Keyes Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists with 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.

Keyes 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.

Keyes 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.

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

Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to Keyes Lodge! Churchill Sales & Lettings are delighted to be marketing this wonderful South facing one bedroom apartment. The property is conveniently located for the lift and offers lovely views over the communal gardens.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet balcony and another door leads through to the Kitchen.

The Kitchen 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 washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

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

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

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

Call us today to book your viewing!

Features

- One bedroom first floor apartment with Juliet balcony
- Fully fitted modern kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- Lift to all floors
- 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
- South facing

Key Information

Service Charge (Year ending 31st May 2027): £3,135.24 per annum.

Ground rent: £815.94 per annum. To be reviewed in June 2031.

Council Tax: Band C

125 lease years commencing 2017

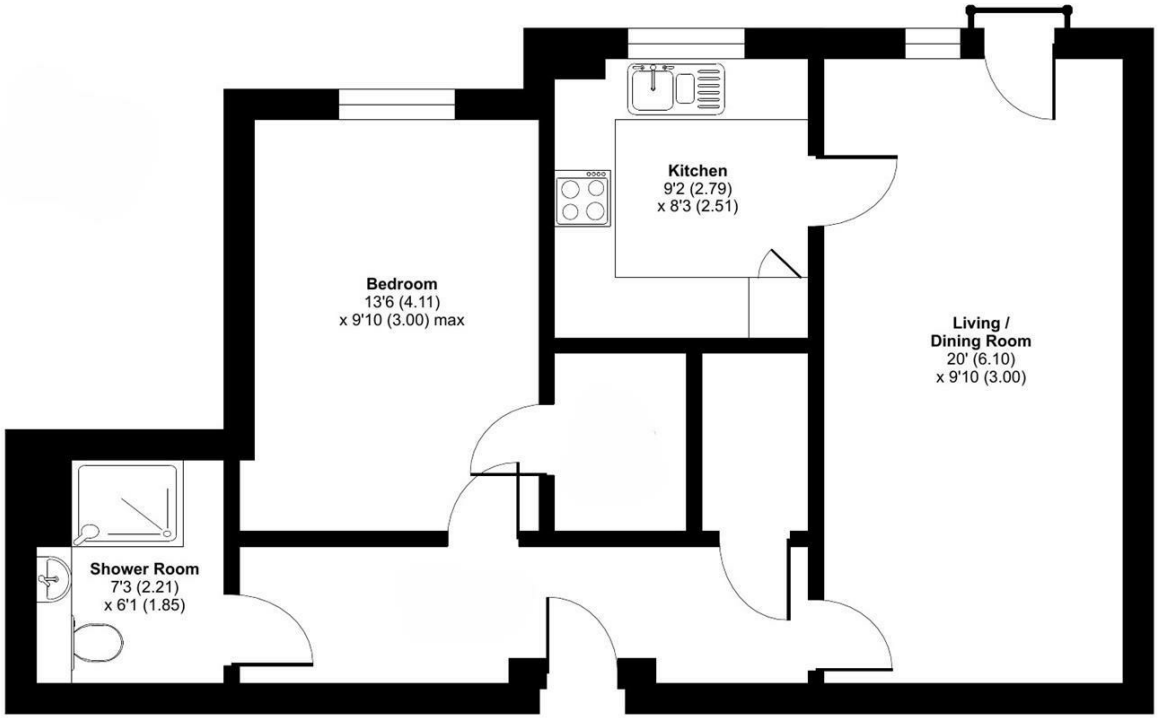
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

EPC Rating: B

Approximate Area = 613 sq ft / 56.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1489011

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.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists