



**£2,000 PCM**

1 Bedroom, Apartment - Retirement

19, Yates Lodge 118 Victoria Road, Farnborough, Hampshire, GU14 7PN

 0800 077 8717

 [lettings@churchillsl.co.uk](mailto:lettings@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Yates Lodge

Yates Lodge is a beautiful development of 42 one and two bedroom retirement apartments located in the popular and thriving town of Farnborough. The town is most well-known for its aeronautical links and as the home of The International Farnborough Airshow, the biggest trade airshow in the UK, attracting 80,000 visitors to see aircraft both in the air and on the ground.

Yates Lodge is named after Ivan Yates, an aeronautical pioneer, who was based in Farnborough for many years, carried out much of his research there and was also President of the Farnborough Airshow.

Farnborough has an excellent range of shops located in Princes Mead and The Meads Shopping Centres which are home to independent traders and high street brands such as Boots, Costa Coffee and WHSmith. There is a large Sainsbury's and an Asda supermarket, which also accommodates the local post office. An outdoor market selling food and other produce is also held twice weekly in Queensmead.

Farnborough is also the home of St Michael's Abbey, a Benedictine Abbey with a small monastic community and the resting place of Napoleon III, Emperor of the French. To the east of the town the Basingstoke Canal is perfect for enjoying a walk along the towpath or a summer cruise, whilst in the Green Flag Frimley Park there is pitch and putt golf, a wildflower meadow and community garden.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Yates 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.

Yates 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.

Yates 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

\*\* Service Charges and Ground Rent are included in the rent \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Farnborough! Built by the award-winning Churchill Living, we have a selection of one bedroom BRAND NEW apartments to rent, on a long term basis, in this sought after development Yates Lodge.

Priced at £2,000, call today to book your appointment to view.!

Apartment photos to follow.



## Features

- \*\* Service Charges and Ground Rent are included in the rent \*\*
- First Floor One Bedroom Retirement Apartment
- Unique Opportunity
- Fully fitted 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
- Landscaped Gardens
- 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



# 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

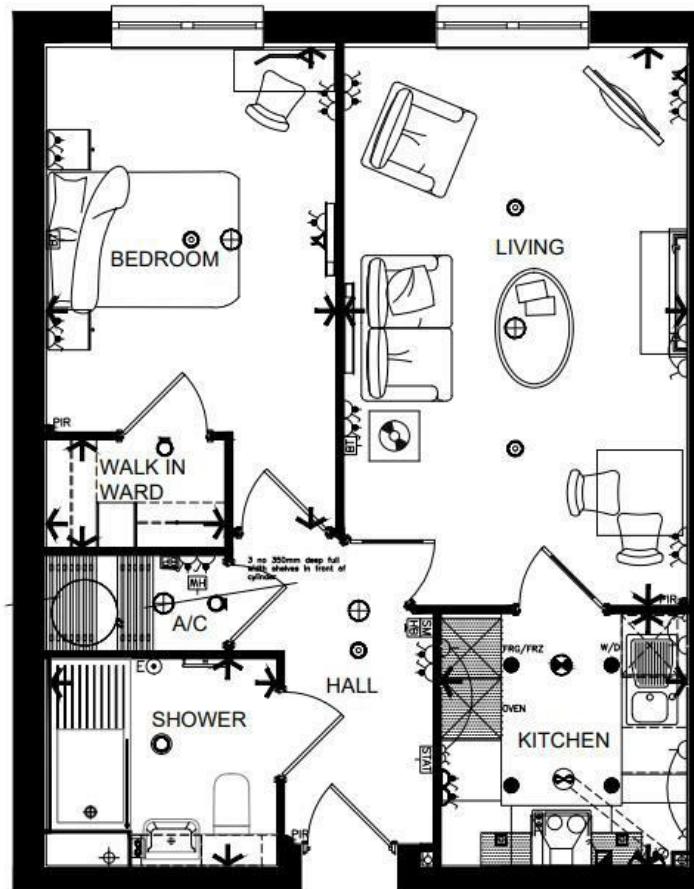
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

### 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: 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.



0800 077 8717

lettings@churchillsl.co.uk  churchillsl.co.uk

Churchill  
Sales & Lettings  
Retirement Property Specialists