

Asking Price £355,000 Leasehold

1 Bedroom, Apartment - Retirement

31, Bond Lodge 4-22 High Street, Rainham, Gillingham, Kent, ME8 7JE

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

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Bond Lodge

Rainham is located on the dip slope of the North Downs where it descends to the River Medway. It is one of the Medway towns in North Kent which also includes Gillingham, Chatham, Rochester and Strood. The area is steeped in history and rich in maritime heritage, with Rochester's splendid Castle and Cathedral and The Historic Dockyard Chatham, a prospective World Heritage site.
There are local parks and the Riverside Country Park which has walks and is home to some rare breeds of birds.

The town centre of Rainham has a selection of eateries, coffee shops and a pharmacy with the nearby Hempstead Valley Shopping Centre offering a variety of retailers under one roof.
Rainham has excellent transport links with buses servicing the surrounding area and London Bridge. London Victoria and St Pancras are all accessible from Rainham main line station.

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.

Bond 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.

Bond 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.

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







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY & GARDEN VIEWS

This delightful one bedroom apartment is conveniently located near the lift and stairs, providing easy access withing the development. The property offers stunning views over the communal gardens and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture. A French door opens to a South-Easterly facing balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washing machine, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a walk-in wardrobe. A large window keeps this room bright and airy.

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

Perfectly complimenting 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 balcony
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Southeasterly facing
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- 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







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Key Information

Service Charge (Year ending 30th November 2027)
£2,461.92 per annum.

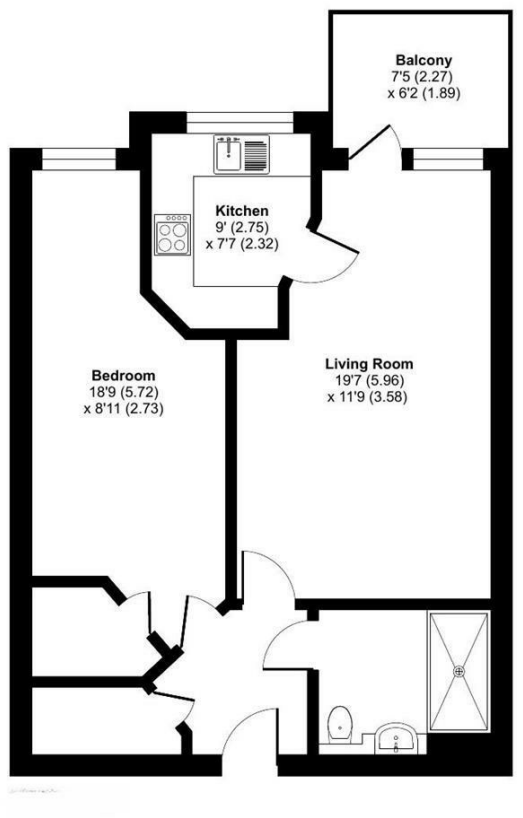
Ground rent is not charged at this development.

Council Tax Band C

999 year Lease commencing January 2023

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.



Approximate Area = 585 sq ft / 54.3 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: 1536051

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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