# £2,000 PCM

## 1 Bedroom, Apartment - Retirement

49 Engelmann Lodge Radwinter Road, Saffron Walden, Essex, CB11 3HY

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# 49 Engelmann Lodge

Engelmann Lodge is a beautiful collection of 49 one and two bedroom apartments exclusively for the over 60s. Saffron Walden is a historic market town situated in North Essex and close to the Cambridgeshire border, celebrated for its medieval charm, attractive High Street, and welcoming community. With its winding streets, colourful market square, and stunning architecture, it's a place where history meets modern living.

The Lodge is ideally located close to the town centre, meaning you'll never be far from daily essentials, independent shops, cafés, supermarkets, post office, medical practice and restaurants. From browsing the twice weekly market which has been a feature since 1141, to visiting Saffron Hall which hosts world-class concerts, theatre, talks, and much more, there is always something to see and do. Nature lovers will be spoilt for choice. The beautifully kept Bridge End Gardens and Audley End House and Gardens are just moments away, while the rolling countryside of North Essex offers endless opportunities for walking and exploring.

Transport connections are excellent, with Audley End railway station just a short drive away, offering direct links into London Liverpool Street and Cambridge. Engelmann Lodge also benefits from a bus stop directly outside with regular services directly into town and beyond. With everything you could want on your doorstep, Saffron Walden is a wonderful setting to enjoy retirement to the fullest.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Engelmann 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.

Engelmann 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.

Engelmann 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 Saffron Walden! 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 Engelmann Lodge.

Priced at £2,000pcm, 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.

# Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager
- 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

Pets:
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:

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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