



£2,250 PCM

1 Bedroom, Apartment - Retirement

24, Burlington Lodge Birchwood Park Avenue, Swanley, Kent, BR8 7AU

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# Burlington Lodge

Situated on Birchwood Park Avenue in the town of Swanley, Burlington Lodge is a stylish development of 34 one- and two-bedroom retirement apartments.

Burlington Lodge is conveniently located for the town and local amenities. The excellent transport links are a real benefit of Swanley. 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.

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

Burlington 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.

Burlington 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.

Burlington 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

Rent a BRAND NEW Churchill Living retirement apartment in Swanley! Built by the award-winning Churchill Living, we have a 1 bed BRAND NEW apartments to rent, on a long term basis, in this sought after development, Burlington Lodge

Apartment photos to follow.



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# Features

- Brand new apartment
- 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
- Buggy storage
- Lift to all floors
- 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



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# Key Information

## Council Tax Band D

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 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: 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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