

£1,850 PCM

1 Bedroom, Apartment - Retirement

2, King Henry Lodge 51-61 Hall Lane, Chingford, Essex, E4 8HW

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Churchill
Sales & Lettings
Retirement Property Specialists

King Henry Lodge

King Henry Lodge is a stylish development of 32 one and two bedroom retirement apartments in the suburban London district of Chingford, bordered by Epping Forest, the River Lea and King George's Reservoir. Chingford is home to several listed buildings and landmarks including Queen Elizabeth's Hunting Lodge, dating back to 1543. Epping Forest is London's largest open space and a great place to escape the hustle and bustle of the city and enjoy the beautiful landscape and wildlife.

The lodge is in a great location close to the local shops, cafes, doctors, and a pharmacy. Transport is excellent with a bus stop almost outside with regular trips into central London and even a night bus service from Trafalgar Square.

King Henry Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

King Henry Lodge has been designed with safety and security at the forefront, with 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.

King Henry Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and resident.

King Henry 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom, ground-floor apartment with its own patio area. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture with doors opening onto the Patio area.

The Kitchen is accessed via the Lounge 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 with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Bathroom has a bath with overhead Shower, a handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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







Features

- One bedroom, ground floor retirement apartment
- Private Patio Area
- Excellent decorative order throughout
- Modern fitted kitchen with integrated appliances
- Lodge Manager
- Residents' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Residents' private car park
- Close to the town centre & excellent transport links
- 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 Retirement Living developments across the country







Key Information

Council Tax: Band C

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.

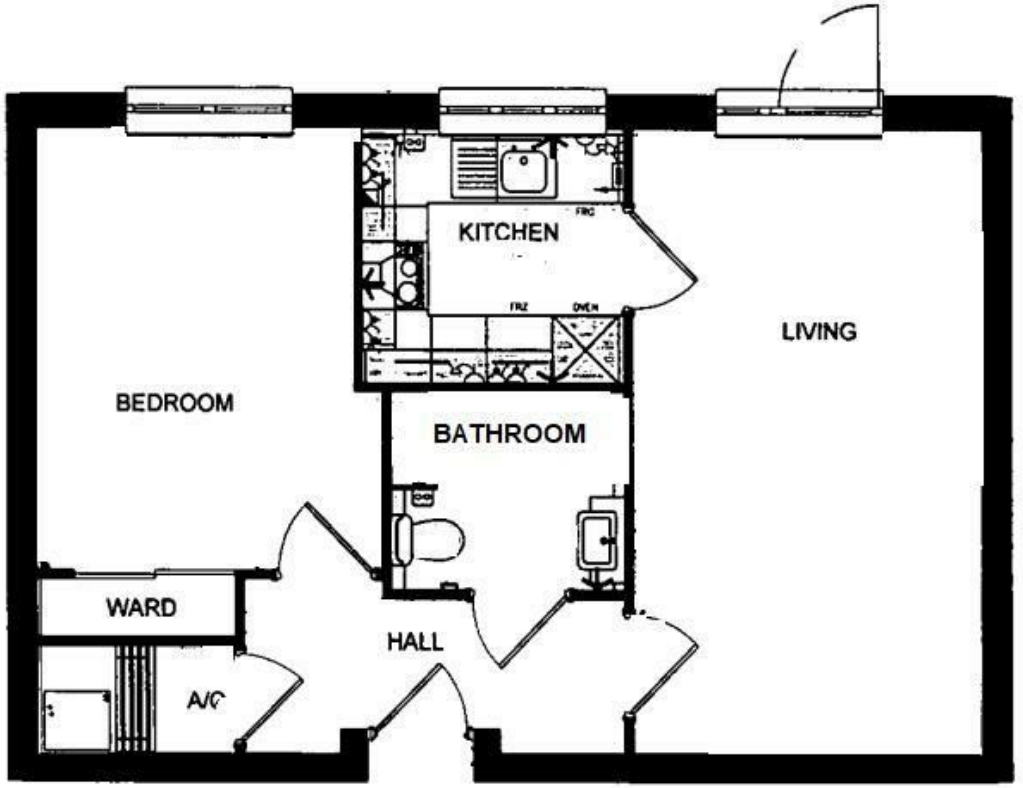
Service Charge
Landlord pays service charges, these include Careline system, heating to the apartment, buildings insurance, water and sewerage rates, air source heat pump heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Security Deposit
A security deposit equal to 5 weeks' 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 30 days (or other deadline as mutually agreed in writing).

EPC Rating: C



Living	Width	10'-4" [3135]	max	Length	17'-9" [5420]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Bathroom	Width	5'-8" [1735]	max	Length	6'-11" [2120]	max
Bedroom	Width	10'-2" [3100]	max	Length	12'-6" [3815]	max

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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