£1,850 PCM

1 Bedroom, Apartment - Retirement

44 Ellesmere Lodge 68 Halse Road, Brackley, Northamptonshire, NN13 6EJ

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44 Ellesmere Lodge

Ellesmere Lodge lies in the heart of the Northamptonshire market town of Brackley featuring 52 one, two and three bedroom apartments. Tucked away on Halse Road offering privacy and tranquility Ellesmere Lodge also benefits from being close enough to Brackley town centre to enjoy all that this vibrant market town has to offer. The town had its roots in the wool and lace trade but is more famous these days for its industry related to Formula One racing, in particular the Mercedes AMG Petronas F1 Team which has its base in the town.

Just a few minutes from the lodge is a Co-operative convenience store, perfect for everyday essentials whilst a Waitrose, Sainsbury's and Tesco supermarkets are also featured in the town. Brackley also offers many pubs and restaurants for you to enjoy as well as independent cafés in which to relax with one situated on the market square itself, inside the historic Town Hall - a beautiful example of Georgian architecture and the ideal spot to enjoy a coffee or catch up with friends. For everyday banking there is a Post office and a Lloyds Bank plus the town also features a dentists, opticians, a Boots pharmacy and medical centre, with a barbers, hairdressers and beauticians close by.

Brackley also offers plenty of ways for you to enjoy your active lifestyle whether it’s joining the leisure centre or making new friends at either the Tennis, Bowls or Cricket club, not forgetting St. James Lake Nature Reserve and Park; the ideal setting for walking, feeding the ducks and having a picnic in the park meaning everything you need is right on your doorstep

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.

Ellesmere 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.

Ellesmere 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.

Ellesmere 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 Brackley! 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 Ellesmere Lodge.

Priced at £1,850pcm, 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.

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Features

- BRAND NEW Retirement Apartment
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 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

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: 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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