£3,000 PCM

2 Bedroom, Apartment - Retirement

18 Marlborough Lodge 1 Green Road, Kidlington, Oxfordshire, OX5 2GB

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

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18 Marlborough Lodge

Marlborough Lodge is a beautiful development of 32 one and two bedroom retirement apartments located in the Oxfordshire village of Kidlington. It is named after the Duke of Marlborough who was given the land around Kidlington on the Green in 1818. The development is well-located near to the village centre, where a selection of High Street stores and independent retailers can be found.

The town boasts a small indoor shopping centre and a twice weekly market selling a range of produce including fresh fruit and vegetables, cards and cakes. The gardens at Exeter Close provide the perfect spot to sit and relax and also house the local pavilion, community hall and bowls club.

St Mary's Field Nature Reserve is a Jubilee Wildlife Site and a haven for birds, butterflies and other wildlife, perfect for a leisurely walk or bird watching. The pretty canal side village of Thrupp lies just north of Kidlington from where you can watch the canal boats, indulge in a cream tea or enjoy a drink in one of the many traditional country pubs.

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

Marlborough Lodge has been designed with safety and security at the forefront. All apartments have 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Marlborough 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.

Marlborough 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 Kidlington! 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 Marlborough Lodge.

Priced at £2,875pcm, 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 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
- Excellent location near to village centre

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: 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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