

Price inclusive of Service Charge - No Ground Rent

£2,400 Per Month

1 Bedroom, Apartment - Retirement

2 Clinton Lodge, 1b Queen Elizabeth Avenue, Lymington, Hampshire, SO41 9HN

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

Located in the Georgian market town of Lymington on the edge of the New Forest National Park, Clinton Lodge is a beautiful collection of 32 one and two-bedroom apartments exclusively for the over 60s. It is named after Clinton McCarthy one of the founders and owners of Churchill Living.

Clinton Lodge is well located in the heart of the town within easy reach of the High Street which offers a wide range of shops and boutiques and hosts a traditional weekly street market which attracts visitors from near and far to shop for local fine foods, crafts, jewellery and antiques. St Barbe Museum and Art Gallery is the focal point for arts and heritage and explores the history of Lymington and the New Forest coast with bespoke exhibitions from national galleries throughout the year. The pretty cobbled streets of the old town lead to The Quay where you can watch the luxury yachts and fishing boats come and go or take a cruise along the river.

Situated on the bank of the Lymington River, Lymington is also a major yachting centre with three marinas and two sailing clubs and is also home to the Royal Lymington Yacht Club. The nearby Open Air Sea Water Baths are the oldest in the UK and a popular location for swimming during the summer months with views across to the Isle of Wight.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as 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.

Clinton 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.

Clinton 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.

Clinton Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

\*\* Service Charges are included in the rent - No Ground Rent to pay \*\*

Rent a BRAND NEW Churchill Living retirement apartment in Lymington. Built by the award-winning Churchill Living, this stunning 1 bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Clinton Lodge.

Priced at £2,400, call today to book your appointment to view.

Apartment photos to follow.



# Features

- \*\* Service Charges are included in the rent \*\*
- \*\* No Ground Rent to pay \*\*
- Modern fitted kitchen with integrated appliances
- Owners' 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
- Owners' private car park
- Guest Suite available for your friends and family to stay in



# Key Information

Council Tax Band TBC

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

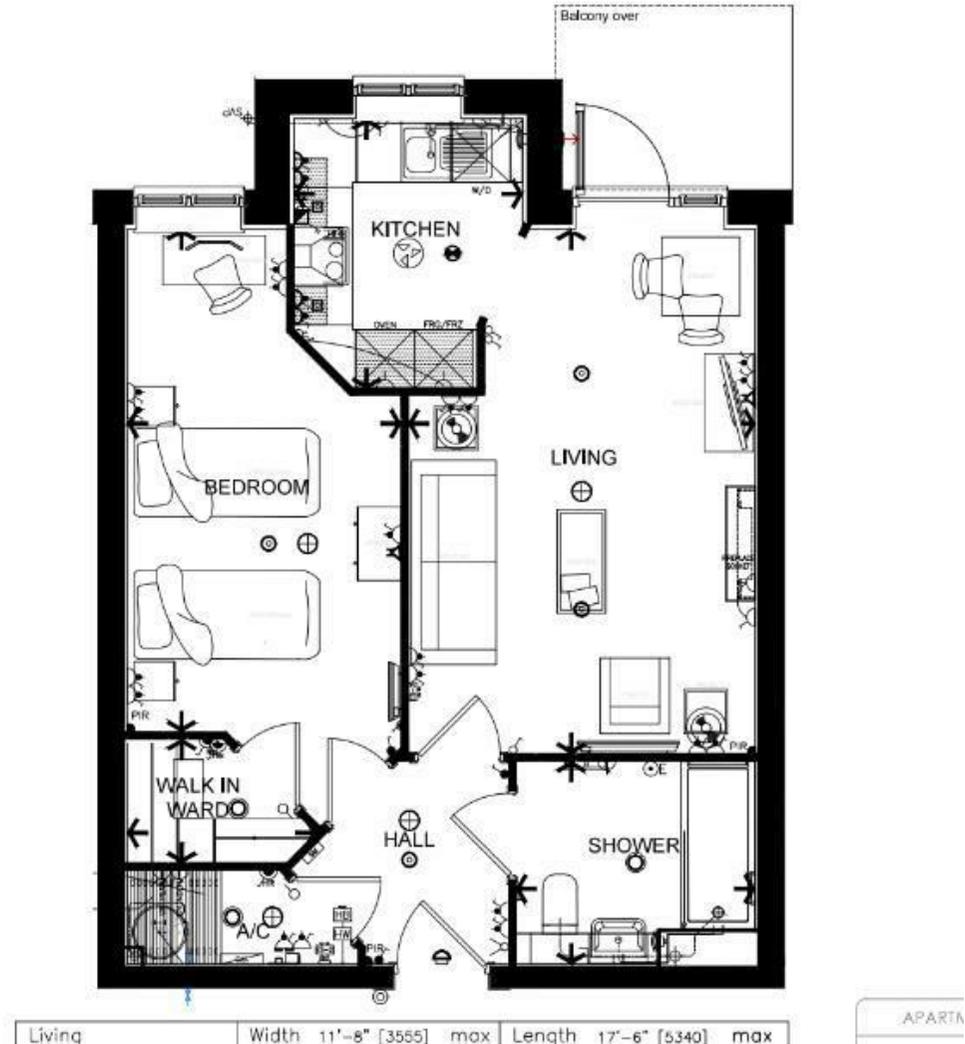
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## 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:



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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