£2,550 PCM

2 Bedroom, Apartment - Retirement

36 Ford Lodge South Acre Drive, Handforth, Cheshire, SK9 3HN

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36 Ford Lodge

Conveniently located in the attractive town of Handforth is a beautiful collection of 39 one and two-bedroom apartments. Handforth is conveniently situated between Wilmslow, Heald Green and Styal in Cheshire.

Located near to the development is the local library and St. Chad's Church of England, alongside essential amenities and a variety of restaurants, which are a short walk away. This includes The Handforth Health Centre, the local Pharmacy, Opticians and a dental practice so everything you need is on your doorstep. Paddock Shopping Centre is within walking distance to the Lodge and includes a Tesco Express, bakeries, coffee shops, hair and beauty facilities and much more. John Lewis, Marks and Spencer, Boots, Sainsburys and Asda are just some of the local stores that can be found close to the Lodge so trips to the shops couldn't be easier.

Conveniently located are several nearby bus stops, offering regular services to and from the beautiful market town of Wilmslow and East Didsbury. For those wishing to go further afield, Handforth railway station is a short walk away and provides direct services from Handforth to the city of Manchester, which offers an array of shopping amenities, including the Trafford Centre, a world-renowned shopping and leisure destination with many high street favourites and luxury brands.

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.

Ford 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.

Ford 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.

Ford 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 Handforth! 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 Ford Lodge.

Priced at £2,550, 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 retirement apartment
- 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

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 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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