£1,850 PCM

1 Bedroom, Apartment - Retirement

58 Eddington Lodge Dockray Hall Road, Kendal, Cumbria, LA9 4TJ

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58 Eddington Lodge

Heralded as the ‘gateway to the lakes’ Kendal is a charming market town within the South Lakeland District of Cumbria. Eddington Lodge, a collection of 64 one and two-bedroom apartments, is perfectly located in the heart of Kendal, just off the main high street. The development backs onto the River Kent and is surrounded by stunning views across low hills and rolling countryside, near to the Lake District National Park.

Kendal also makes a superb base for those who enjoy walking. Surrounded by beautiful scenery it offers a wide variety of walking experiences. With its’ own annual walking Festival; the perfect haven for an active and independent retirement. Kendal’s restaurants offer a wide variety of cuisine plus there are also plenty of pubs in and around the town with a lovely choice of cafés along the high street. As well as offering all the amenities you need close by, the bustling high street reveals several popular shops, indoor and outdoor markets, the vibrant Westmorland Shopping Centre and independent boutiques and jewellers. Kendal itself also offers a wide choice of supermarkets with a Marks and Spencer and Booths near to Eddington Lodge so everything you need is right on your doorstep.

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.

Eddington 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.

Eddington 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.

Eddington 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 Kendal! 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 Eddington Lodge.

Priced at £1,850, 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

- ** 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

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

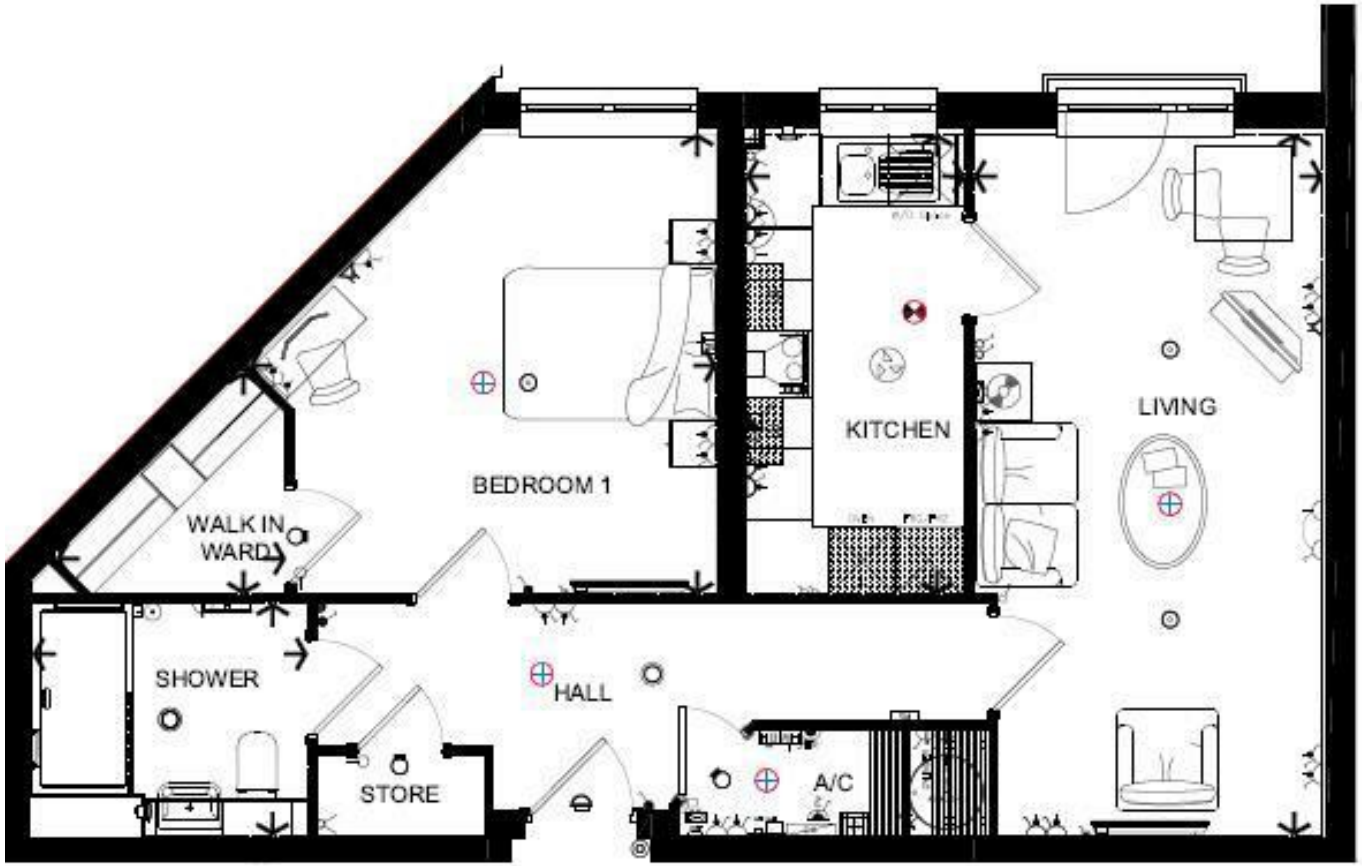
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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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