# £2,700 PCM

## 2 Bedroom, Apartment - Retirement

11 Baker Lodge High Street, Staplehurst, Kent, TN12 0JU

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# 11 Baker Lodge

Baker Lodge is a beautiful development of 27 one and two bedroom apartments exclusively for the over 60s, ideally situated in the charming village of Staplehurst, conveniently close to the village centre and local amenities.

Nestled in the heart of the Kent countryside, Staplehurst is a charming village that perfectly blends rural tranquility with convenient modern living, known for its welcoming community and picturesque surroundings.

Staplehurst's history is evident in its beautiful architecture, including the striking 12th-century All Saints' Church and traditional Kentish cottages that line its streets. The village is also home to a variety of local shops, a popular farmer's market, and a selection of cosy pubs and eateries that cater to all tastes.

For those who enjoy outdoor pursuits, Staplehurst is surrounded by stunning countryside, offering numerous walking trails and nature reserves. The nearby Weald of Kent is perfect for leisurely strolls and Sissinghurst Castle and Gardens, just a short drive away, provides a delightful day out.

Despite its rural charm, Staplehurst is exceptionally well connected. The village boasts a mainline train station, providing direct services to London Charing Cross in just over an hour. Additionally, the nearby towns of Maidstone and Royal Tunbridge Wells offer a wider range of shopping, dining, and entertainment options. Staplehurst truly offers the best of both worlds - a serene village atmosphere with all the amenities and connections you need.

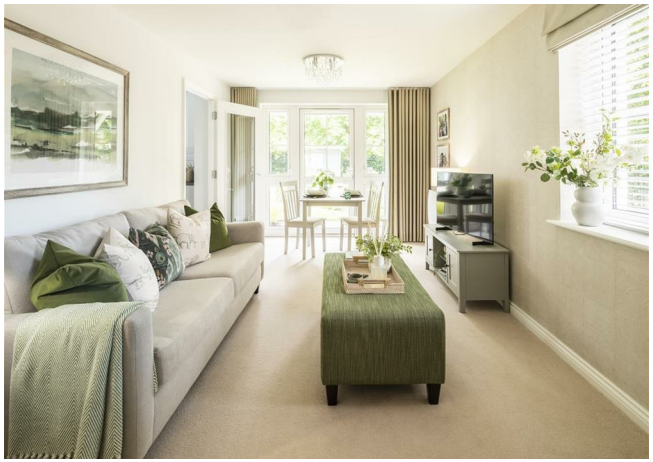
The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' Lounge from coffee mornings to games afternoons.

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.

Baker 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.

Baker 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.

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



# Property Overview

Rent a BRAND-NEW Churchill Living retirement apartment in Staplehurst! 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 Baker Lodge.

Priced at £2,700pcm, 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
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped garden
- 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

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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