

£2,200 PCM

2 Bedroom, Apartment - Retirement

28, Yates Lodge Victoria Road, Farnborough, Hampshire, GU14 7PN

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

Churchill
Sales & Lettings
Retirement Property Specialists

Yates Lodge

Yates Lodge is a beautiful development of 42 one and two bedroom retirement apartments located in the popular and thriving town of Farnborough. The town is most well-known for its aeronautical links and as the home of The International Farnborough Airshow, the biggest trade airshow in the UK, attracting 80,000 visitors to see aircraft both in the air and on the ground.

Yates Lodge is named after Ivan Yates, an aeronautical pioneer, who was based in Farnborough for many years, carried out much of his research there and was also President of the Farnborough Airshow.

Farnborough has an excellent range of shops located in Princes Mead and The Meads Shopping Centres which are home to independent traders and high street brands such as Boots, Costa Coffee and WHSmith. There is a large Sainsbury's and an Asda supermarket, which also accommodates the local post office. An outdoor market selling food and other produce is also held twice weekly in Queensmead.

Farnborough is also the home of St Michael's Abbey, a Benedictine Abbey with a small monastic community and the resting place of Napoleon III, Emperor of the French. To the east of the town the Basingstoke Canal is perfect for enjoying a walk along the towpath or a summer cruise, whilst in the Green Flag Frimley Park there is pitch and putt golf, a wildflower meadow and community garden.

The Lodge manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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.

Yates 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.

Yates 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.

Yates 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

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom apartment. The property provides spacious accommodation and is conveniently located near the lift and stairs.

The Living Room offers ample space for living and dining room furniture and benefits from dual aspect windows providing lots of natural light.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob, washer/dryer, fridge and freezer. A large window provides light and ventilation.

Bedroom One is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a window keeps this bedroom bright and light. An Ensuite offers a WC, heated towel rail and a wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Yates Lodge!







Features

- Two-bedroom, two-bathroom, second floor retirement apartment
- Rent includes water and sewerage rates
- Great location close to the town centre & excellent transport links
- Lodge Manager
- Beautifully landscaped grounds
- Residents lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Residents' private car park
- Cycle and buggy storage
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







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Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax: Band D

Pets
Please check regarding 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.

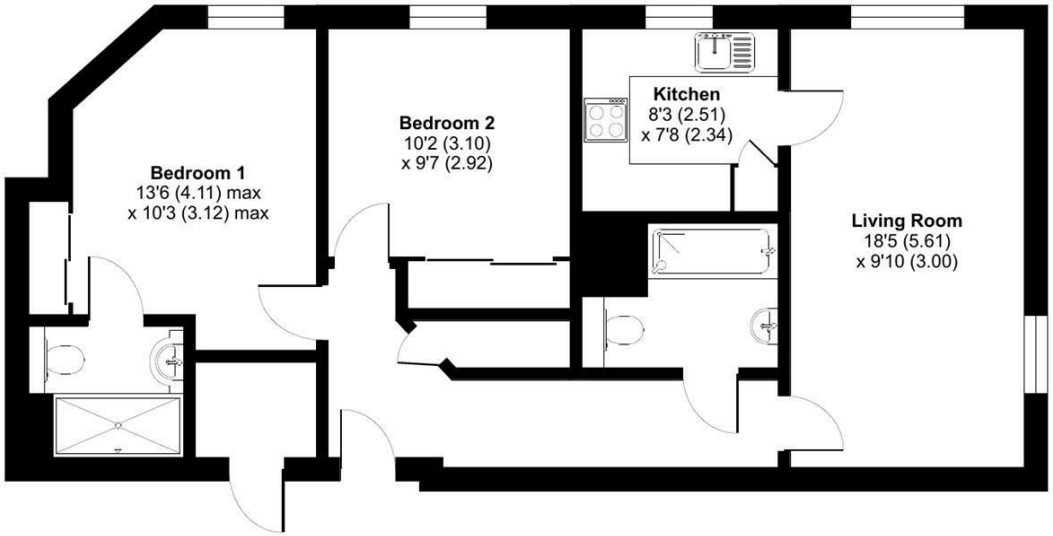
Service Charges
Service charges are paid by the landlord, these include Careline system, buildings insurance, water and sewerage rates, communal cleaning, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund and redecoration fund.

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).

Approximate Area = 742 sq ft / 69 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1306619

EPC Rating: B

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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