£1,950 PCM

1 Bedroom, Apartment - Retirement

35 St Andrews Lodge 16 The Causeway, Chippenham, Wiltshire, SN15 3HN

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

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35 St Andrews Lodge

St Andrew's Lodge is a delightful development of 46, one and two-bedroom apartments located in the historic market town of Chippenham and named after the 12th century St Andrew's Church in the Market Place.

Nestled on the banks of the River Avon between the Cotswolds and North Wessex Downs, Chippenham is a vibrant and colourful market town. The pedestrianised compact centre offers a good range of shops, independent boutiques and amenities including Emery Gate shopping centre and Borough Parade. Chippenham has a wealth of well maintained parks and open spaces, including John Coles Park with a Victorian Bandstand. Nearby is the quintessential English village of Lacock with picturesque streets, historic cottages and Abbey; Dyrham Park and Longleat Safari Park.

There is a regular bus service to towns including Bath, Calne, Devizes, Trowbridge and Swindon. Chippenham railway station is on the main line into London Paddington and offers good rail links across the region.

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.

St Andrew's 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. A 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.

St Andrew's Lodge is managed by the award-winning Churchill Estates Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and resident.

St Andrew's 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 Chippenham! Built by the award-winning Churchill Living, we have a selection of one-bedroom BRAND NEW apartment to rent, on a long-term basis, in this sought after development St Andrew's Lodge.

Priced at £1,950pcm, call today to book your appointment to view!

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Features

- BRAND NEW Apartment
- Lift to all floors
- Fully Fitted Kitchen with Integrated Appliances
- Lodge Manager
- Residents' Lounge & Kitchen with Regular Social Events
- 24 hour Careline System for Safety and Security
- Landscaped Communal gardens
- A Guest Suite is Available for Your Friends and Family to Stay In.

Key Information

OVER 60's RETIREMENT APARTMENT

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.

Landlord Pays Service Charges Which Include:
Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. The Service charges also include the apartment heating and hot water.

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: 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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