£2,400 PCM

2 Bedroom, Apartment - Retirement

14, Peel Lodge Dean Street, Marlow, SL7 3FH

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Churchill
Sales & Lettings
Retirement Property Specialists

Peel Lodge

Situated on Dean Street, Peel Lodge is a stylish development of 30 one and two bedroom retirement apartments. The development is just a stone's throw away from the vibrant Georgian market town of Marlow. It is made up of historic streets and an abundance of boutique shops, restaurants, cafes and bistros, all adding to the town's unique charm. It's an ideal place for socialising or simply relaxing with a coffee overlooking the River Thames, or you can visit the artisan food and craft market on Saturday.

Marlow is reputed to be one of the loveliest locations on the River Thames, alongside the woodlands of the Chiltern Hills and at the location of Marlow Lock. Marlow's most famous landmark is the suspension bridge which spans the River Thames and joins the counties of Buckinghamshire, Berkshire and Oxfordshire. There are two regattas, which take place within Marlow: The Town Regatta and the Marlow International Regatta; both provide a real buzz within the town in the summertime. Higginson Park is located nearby on the Thames with the option of taking a river cruise. The Thames Trail is one of the most walked paths in Britain and passes alongside the river in the park. Marlow Sport Club is also attached to Higginson Park and hosts tennis, cricket, and netball, perfect for the more active retiree.

Getting out-and-about around Marlow couldn't be easier, with access to central London approximately 30 miles to the east and bordered by the picturesque counties of Berkshire and Oxfordshire. Marlow is placed for good major road and rail links, including the M40, M4, M25 and the Great Western Railway from Maidenhead station. From the local railway station, you can venture out to Bourne End, Maidenhead, Reading, Henley-on-Thames, Windsor & Eton and farther afield.

Peel Lodge's 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Peel Lodge has been designed with safety and security at the forefront. The Apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Peel Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Lodge and Resident.

Peel 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

Churchill Sales & Lettings are delighted to offer the let this stunning two bedroom, two bathroom first floor retirement apartment. Deceptively spacious throughout, the property is presented in fantastic order and offers well-proportioned, comfortable accommodation with excellent storage.

Lounge
The spacious Lounge provides ample room for both comfortable living and dining furniture, making it an ideal space for relaxing and entertaining.

Kitchen
Accessed from the Lounge, the Kitchen is fitted with a range of eye and base-level units with contrasting work surfaces over and tiled splashbacks. Integrated appliances include a waist-height oven, four-ring electric hob with extractor hood over, fridge, frost-free freezer and washer/dryer. A window provides plenty of natural light and ventilation.

Bedroom One
A generous double bedroom featuring a useful store cupboard and a built-in mirrored wardrobe, providing excellent storage. There is also ample space for additional bedroom furniture.

En Suite Shower Room
The En Suite features a large shower cubicle with handrail, heated towel rail, WC and wash hand basin with vanity unit beneath.

Bedroom Two
Another well-proportioned room offering flexibility to suit the resident's needs. In addition to being an excellent second bedroom, it could equally be used as a separate Dining Room, Study or Hobby Room.

Shower Room
The separate Shower Room is fitted with a large shower cubicle with handrail, heated towel rail, WC and wash hand basin with vanity unit beneath.

Storage
Two useful storage cupboards are located within the hallway, further enhancing the apartment's excellent practicality and storage provision.

This beautifully presented retirement apartment offers spacious and versatile accommodation throughout and would make an ideal home for those seeking comfort, convenience and low-maintenance living.

Features

- Two-bedroom, two-bathroom retirement apartment
- En Suite Shower to Bedroom One
- First floor conveniently located for the stairs
- Rent includes heating & water & sewerage rates
- Lift access to all floors
- Fully fitted kitchen with integrated appliances
- Super-efficient ground source heating
- Lodge manager available 5 days a week
- 24-hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in

Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band: E

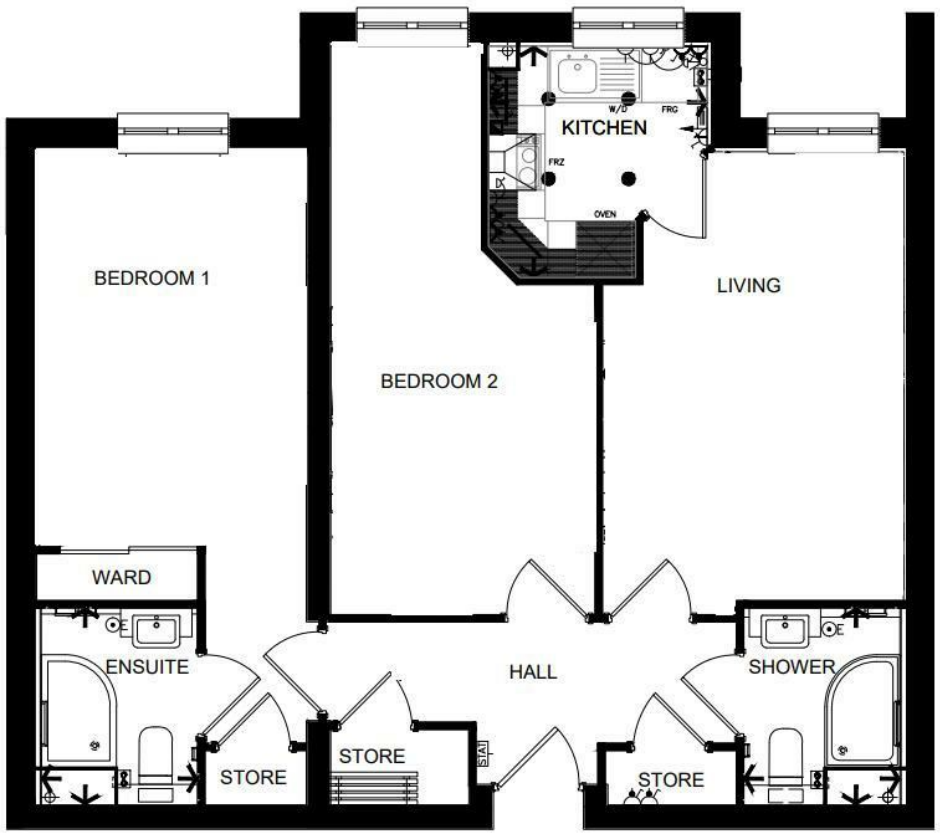
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

LANDLORD PAYS: Service charges include: Ground Source Heating, 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 weeks' 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).



Living	Width	10'-6" [3210]	max	Length	16'-2" [4935]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-6" [1665]	max	Length	6'-11" [2100]	max
Bedroom 1	Width	9'-4" [2840]	max	Length	20'-8" [6305]	max
Ensuite	Width	5'-6" [1665]		Length	6'-11" [2100]	max
Bedroom 2	Width	9'-2" [2785]	max	Length	19'-11" [6060]	max

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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