



£1,450 PCM

1 Bedroom, Apartment - Retirement

37, Orchard Lodge The Pippin, Calne, Wiltshire, SN11 8RN

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# Orchard Lodge

Orchard Lodge is a beautiful development of 39 one and two bedroom apartments ideally located at the heart of the historic market town of Calne.

Enjoy a walk from Calne Pocket Park through the history and heritage of the town taking in some highlights including St Mary's Church, Calne Castle, Wiltshire & Berkshire Canal and some contemporary sculpture installations.

The thriving shopping area has a selection of national retailers as well as many specialist retailers, cafés and restaurants in the Heritage Quarter in Church Street and St Mary's Courtyard.

A number of beautiful locations can be found in and around Calne, offering relaxing places for a walk or a day out with the family. The Bowood Estate has been home to the Lansdowne Family since 1754 and is set in beautiful 'Capability Brown' parkland. The estate includes the historic House & Gardens, an arboretum, a café as well as a Hotel, Spa & Golf Resort.

With transport links on hand to Bath & Swindon via the M4 or further afield to London via Chippenham Railway Station, Orchard Lodge has everything nearby, with ample opportunities to travel further afield if you desire. However you choose to explore the local area, there are plenty of opportunities to spend more time with the ones who mean the most.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Orchard 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.

Orchard 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.

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



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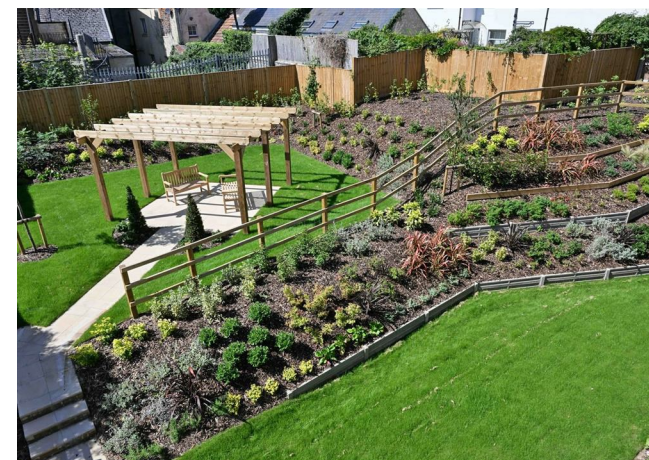
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# Property Overview

Rent a BRAND NEW Churchill Living retirement apartment in CALNE! 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, Orchard Lodge.

Priced at £1,450PCM, call today to book your appointment to view.

Apartment photos to follow.



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# Features

- BRAND NEW One bedroom apartment to RENT
- Available now
- Stunning kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- 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



# Key Information

Over 60's RETIREMENT APARTMENT

Council Tax Band C

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: 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.

## 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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