



Per Month £2,200 Per Month

2 Bedroom, Apartment - Retirement

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Retirement Property Specialists

Gilbert Lodge

Gilbert Lodge lies in the heart of the bustling town of Beeston in Nottinghamshire featuring 53 one and two bedroom apartments. In a prime position to explore the local area, uniquely offering a tram stop right outside, Gilbert Lodge is the ideal place to enjoy an active and fulfilling retirement.

Next door to the lodge is a Co-operative convenience store for everyday essentials and a short distance from the lodge is the shopping area along High Road. Cafés are to be found around the main shopping centre, "The Square" — the centre of Beeston, most of which is pedestrianised. There are a number of chain stores in Beeston including Boots, Argos, B&M, Sainsburys, Lidl and Tesco Express as well as independent stores and a variety of cafés and restaurants in which to relax. For every day banking there is a Post office in the town centre together with several banks and building societies. With a medical centre and opticians nearby you have everything you need right on your doorstep.

The Attenborough Nature Reserve and Centre is less than a 10 minute drive away from Beeston and makes for a great day out with friends and family. This nationally important site is best known for its' birds with over 250 species recorded, and also for its' wide variety of plants and insects. The stunning Wollaton Hall Deer Park and Gardens is also located nearby, offering events all year round, so there is always plenty to do.

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.

Gilbert 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.

Gilbert 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.

Gilbert 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

** Service Charges are included in the rent
- No Ground Rent to pay **

Rent a BRAND NEW Churchill Living retirement apartment in BEESTON! Built by the award-winning Churchill Living, this stunning two bedroom BRAND NEW apartment is available to rent, on a long term basis, in this sought after development Gilbert Lodge.

Priced at £2,200pcm, 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.



Features

- ** Service Charges are included in the rent **
- ** No Ground Rent to pay **
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- Owners' private car park
- Guest Suite available for your friends and family to stay in



Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

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 30 days (or other deadline as mutually agreed in writing).

EPC Rating:



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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