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**Asking Price £230,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

40, Keyes Lodge King Edward Avenue, Dartford, Kent, DA1 2FH

 **0800 077 8717**

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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists

# Keyes Lodge

Situated on King Edward Avenue in the town of Dartford, Keyes Lodge is a stylish development of 68 one and two bedroom retirement apartments.

Keyes Lodge is conveniently located for the town and local amenities. The excellent transport links are a real benefit of Dartford. There are quick links to central London and good access to the M25. Buses also service the area and deliver delightful journeys to the magical heartlands of the Weald.

Keyes Lodge's manager is on hand throughout the day to support the owners and keep the development in perfect shape. The manager assists with 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.

Keyes 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.

Keyes 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.

Keyes 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

## \*\*ONE BEDROOM RETIREMENT APARTMENT WITH JULIET BALCONY\*\*

Welcome to Keyes Lodge! Churchill Sales & Lettings are pleased to be marketing this lovely one bedroom second floor apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet Balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a large, curved shower with handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

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

Call us today to book your viewing!



# Features

- One bedroom second floor retirement apartment
- Juliet Balcony
- Good decorative order
- No forward chain
- Fully fitted modern kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners Wellbeing Suite and private car park
- 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

Service Charge (Year ending 31st May 2027): £3,135.24 per annum

Ground rent: £815.94 per annum. To be reviewed in June 2031

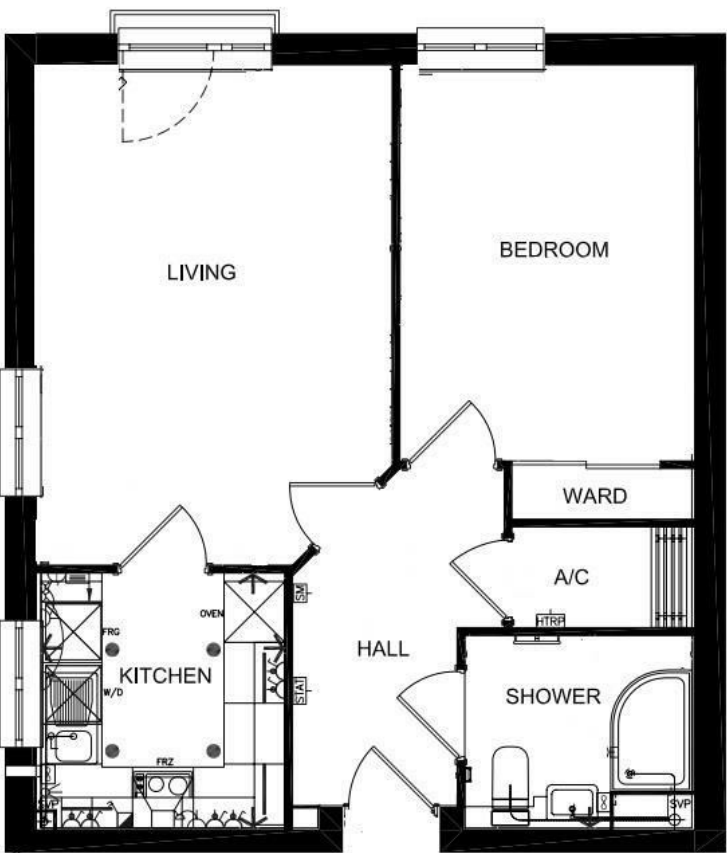
Council Tax: Band C

125 lease years commencing 2017

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, Ground Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

EPC Rating: B



|             |       |               |     |        |               |     |
|-------------|-------|---------------|-----|--------|---------------|-----|
| Living      | Width | 11'-4" [3465] | max | Length | 16'-1" [4890] | max |
| Kitchen     | Width | 7'-11" [2405] | max | Length | 8'-3" [2515]  | max |
| Shower Room | Width | 6'-3" [1900]  | max | Length | 7'-4" [2240]  | max |
| Bedroom     | Width | 9'-5" [2880]  | max | Length | 12'-8" [3860] | max |

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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