



Invicta Lodge Nash Road, Westwood Cross, Margate CT9 4LD



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GUILDCREST ESTATES

Nash Road, Westwood Cross,  
Margate CT9 4LD

**Prices from £299,950**

Join us at Invicta Lodge for Bubbles and Brunch on Friday 13th February at 11am. Enjoy delicious pastries, tea, coffee and a glass of bubbles as you explore the beautiful apartments and meet the team. Call 01843 498151 to RSVP.

**NO EXIT FEES & MOVING COSTS PAID!** A beautiful development of one & two bedroom apartments exclusively for the over 60s ideally located in Westwood Cross, carefully designed to make life easier, leaving you free to enjoy your retirement. All apartments are completely self-contained with their own front door, providing you with privacy and peace & quiet. All apartments vary slightly in dimensions and position of rooms. Kitchens are tiled with colour-coordinated worktops, & come with integrated appliances.

This stunning development is in a fantastic, central location, close to all the essential amenities & public transport. The carefully designed Owners' Lounge comes complete with a coffee bar & is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish & chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year. The development is within easy reach of the local shops, supermarkets & tourist attractions, so you can enjoy an independent,



Join us for Brunch & Bubbles  
Call to book your place





Is this be the year you make your move?

Move For Free when you complete by 20<sup>th</sup> March\*

\*T&Cs apply, for full terms and conditions visit [churchill-living.co.uk/terms-and-conditions](http://churchill-living.co.uk/terms-and-conditions)



active retirement. Communal grounds are carefully landscaped, giving you the perfect place to relax & enjoy an afternoon cup of tea. The fully furnished Guest Suite provides an ideal space for your family & friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe & secure in your retirement. Intruder alarms & fire alarm systems & fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.



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## Key Features

- Luxury retirement apartments exclusively for over 60's
- Lift to all floors
- Communal owners lounge with coffee bar
- Secure video entry system & intruder alarm system
- 24 hour careline support
- 10 Year Builders Warranty
- On site Lodge Manager
- Landscaped grounds
- Residents parking
- NO EXIT FEES & MOVING COSTS PAID!

## Important Information

Leasehold

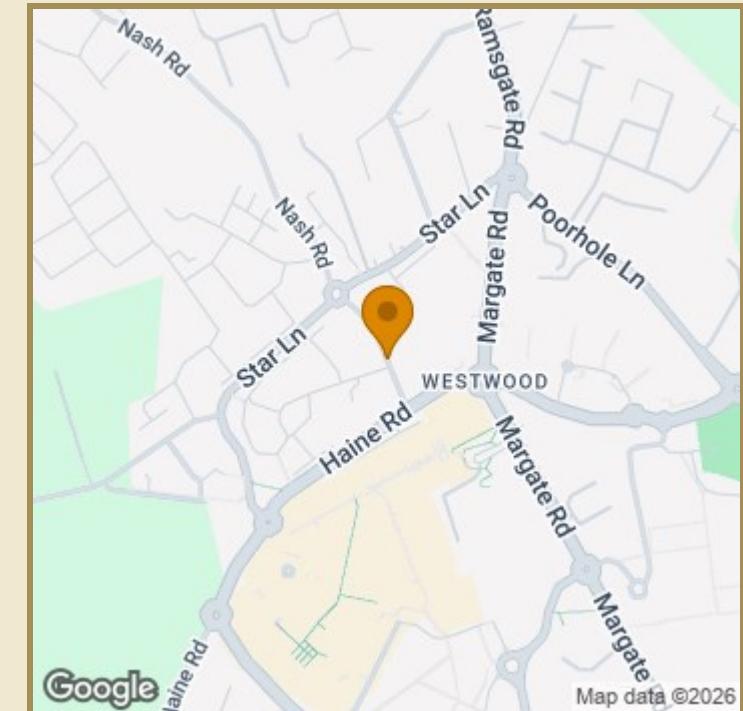
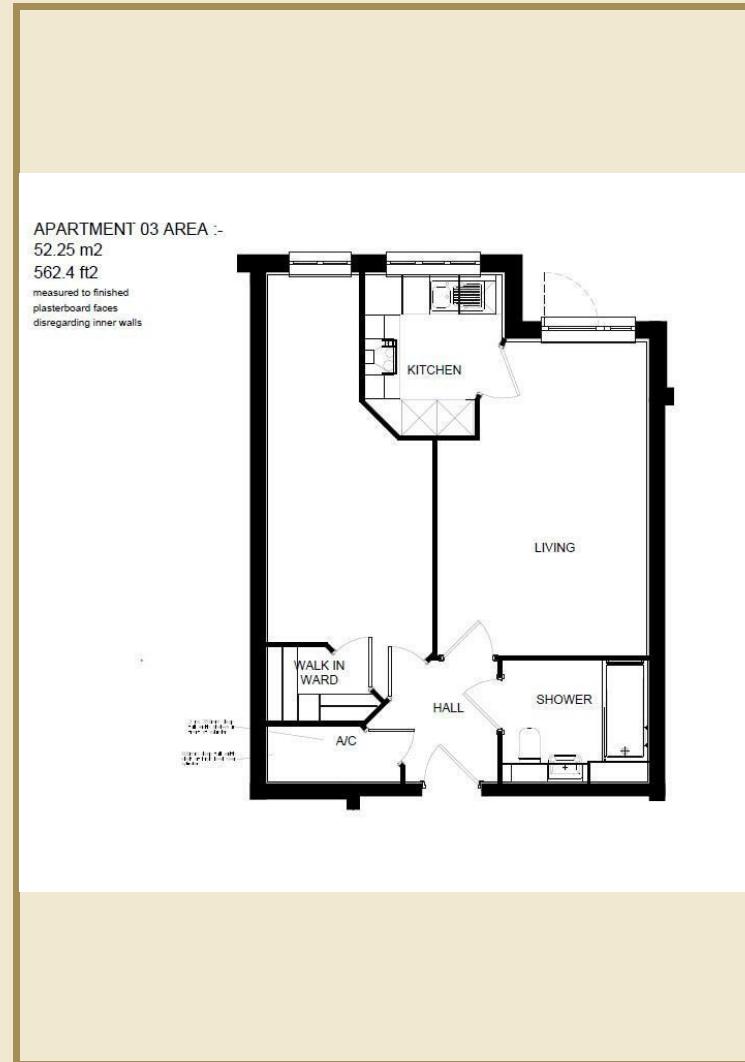
Apartment

562.40 sq ft

Council Tax Band New Build

EPC Rating

£299,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



01843 272200 [www.gulderestestates.co.uk](http://www.gulderestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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The Property  
Ombudsman

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

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