



- Two Bedroom Apartment
- Close to Westwood Cross Shopping Centre
- Communal Garden
- Scheduled Activities
- 16' Living Room
- Maintenance Tasks Covered
- Kitchen with Integrated Appliances
- Social Environment
- Free Parking
- Secure Entry System
- Part Exchange Considered
- Suitable for Over 60's

Flat 31, Invicta Lodge Westwood Cross, Margate, Kent. CT9 4LD.

Leasehold £442,950

Invicta Lodge is a beautiful collection of 51 one and two bedroom retirement apartments. The Lodge benefits from a communal Owners' Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The beautiful communal gardens provide you with outside space to enjoy with your neighbours.

At Invicta Lodge you can say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care for you. You can forget all those irritating, time-consuming jobs when you move into your new apartment. The safety and security features in your apartment, along with the running costs of the Lodge are covered by your service charge, so you can budget with confidence.

The heating system in your apartment consists of contemporary electric panel radiators. The slim panel radiators include an easy to use programmer and thermostat so that you can set each room differently. Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

Your Lodge Manager will be on hand, and activities are organised to take part in if you choose, giving you a ready made social life when you want it, and the option of peace and quiet whenever you like. Safety and security is of paramount importance to us, living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that you will be safe.

If you are looking to spend your future feeling comfortable, safe and independent then look no further than Churchill Retirement Living.

## GENERAL INFORMATION

### Location

Invicta Lodge is perfectly located close to Westwood Cross, which sits on the edge of Broadstairs, a quintessentially English town on the coast of Kent. Westwood Cross is a shopping centre to over 50 shops offering an assortment of high street stores from fashion to lifestyle and a variety of entertainment venues, so if you need to do a spot of shopping or fancy a trip to the cinema, then this is the perfect place. The main town of Broadstairs is only a few miles away, where you can enjoy a stunning day out visiting the local attractions and the beautiful sandy beaches. Broadstairs Train Station is only a short distance away, providing fantastic transport links to nearby towns, as well as being able to visit London in less than an hour.

### Interior

Walk-in wardrobe, illuminated light switches, sky enabled, energy efficient low carbon heating system, hallway storage cupboard.

### Security and Safety

Video entry system, intruder alarm, mains-connected smoke detectors, 24-hour support system, multi-point locking system to front door of apartment.

### External & Communal Areas

Free parking, landscaped grounds, lodge manager to assist with the daily running of the lodge, owners' lounge and coffee bar with communal Wi-Fi, lift to all floors, guest suite for visitors, online shopping service for groceries available through the lodge manager, refuse room, secure door entry system, buggy storage, fully maintained external areas, electric vehicle charging points.

## FLAT 11 - UPPER GROUND FLOOR

### Living Room

11' 10" x 16' 4" (3.61m x 4.98m)

### Kitchen

8' 0" x 8' 3" (2.44m x 2.51m) Integrated electric waist-height oven, ceramic hob, integral fridge and freezer, stainless steel sink with chrome mixer tap, slip-resistant flooring, provisions for a dishwasher, spotlights.

### Bedroom One

9' 4" x 12' 7" (2.84m x 3.84m)

### Bedroom Two

9' 1" x 13' 0" (2.77m x 3.96m)

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## Shower Room

6' 11" x 5' 7" (2.11m x 1.70m) Easy turn mixer taps, heated chrome towel rail, under sink vanity unit, mirrored wall unit with integrated shaver point, low level shower tray, thermostatic shower, slip-resistant flooring.

## Bathroom

6' 9" x 8' 1" (2.06m x 2.46m)

## Walk-in Wardrobe

4' 4" x 5' 9" (1.32m x 1.75m)

## Service Charges

Annual service charge - £ 2,435.76 (Weekly service charge - £ 46.85)

Lease percentage - 1.68%

Leasehold - 999 years (From February 2024)

Not included in service charge - Council Tax, Electricity, Contents Insurance, Maintenance specifically relating to your apartment.

## Pets

Well behaved small dogs and cats can be considered.

## Age Restrictions

At least one of the owners living in the apartment must be over 60, with the partner being over 55.

## Part Exchange

Part exchange of your current property could be considered, ask the agents for further details.

## Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Living	Width 11'-10" [3600] max	Length 16'-4" [4985] max
Kitchen	Width 8'-0" [2450] max	Length 8'-3" [2515] max
Shower room	Width 6'-11" [2100] max	Length 5'-7" [1705] max
Bath Room	Width 6'-9" [2065] max	Length 8'-1" [2460] max
Walk in Wardrobe	Width 4'-4" [1330] max	Length 5'-9" [1745] max
Bedroom 1	Width 9'-4" [2850] max	Length 12'-7" [3835] max
Bedroom 2	Width 9'-1" [2760] max	Length 13'-10" [4215] max

← 7'-8" [2325] → Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

APARTMENT 11

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