

BOURNE LODGE

Tonbridge

Exclusively for the over 60s




Churchill
Living
Your lifestyle • Your choice



Welcome to Bourne Lodge

Bourne Lodge is a beautiful collection of 32 one and two bedroom apartments exclusively for the over 60s. The Lodge benefits from a communal Owners' Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The attractive communal gardens provide you with outside space to enjoy with your neighbours.

At Bourne Lodge, you can say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care of for you. You can forget about all those irritating, time-consuming jobs when you move into your new apartment.

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. The choice is yours. We understand that safety and security is of paramount importance to our customers, living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe.

If you're seeking a comfortable and safe environment where you can maintain your independence, Churchill Living is the perfect choice.





Our heritage • **Your future**

“ We are proud to say we have a trusted, quality product so you can be sure you’re in safe hands. Churchill is a family run, independent company so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.

We have achieved a number of prestigious industry awards for our product, our people and our exceptional levels of customer service. Our consistent awards success reflects the confidence our Owners have in the business.

To understand the concept of independent living for the over 60s, we encourage you to visit Bourne Lodge to see for yourself our product and the lifestyle you could be enjoying. ”

Spencer J. McCarthy
Chairman and
Chief Executive Officer

Clinton J. McCarthy
Managing Director

Introducing your new apartment

Bourne Lodge is designed with you in mind. Your own apartment gives you privacy, when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

To give you more time to enjoy life, maintenance and upkeep of the development is taken care of for you. 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.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly.

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.

The electricity at this development is supplemented by photo voltaic (PV) solar panels. This helps to reduce electricity bills and ultimately reduces our carbon emissions to help the environment.

*Selected apartments, please ask the Sales Executive for more details.

Typical living room



From the Lodge Manager, to friendly neighbours, life at Churchill is more than just an apartment.

Everything you need on your doorstep

Bourne Lodge is a beautiful development of one and two bedroom apartments exclusively for the over 60s, ideally situated in the popular town of Tonbridge, conveniently close to the High Street, leisure amenities and Tonbridge Castle.

Nestled in the heart of Kent, Tonbridge offers a blend of rich history, natural beauty, and modern convenience, making it an ideal place to live. The town is known for its historic Tonbridge Castle, which overlooks the picturesque River Medway, providing a stunning backdrop for leisurely strolls and family outings.

The surrounding countryside offers a wealth of opportunities for outdoor enthusiasts, with nearby parks, nature reserves, and scenic walking trails that highlight the area's natural charm.

The town's thriving high street features a mix of independent boutiques, popular retailers, and delightful cafés, catering for all your shopping and dining needs. And for those that enjoy an active lifestyle, The Angel Centre is a great destination for fitness and fun providing a wealth of sporting and fitness opportunities.

Tonbridge boasts excellent transport links offering direct train services to London so you can enjoy the tranquillity of a smaller town while staying connected to the capital.

Whether you are looking for a peaceful retreat or a vibrant community, Tonbridge offers the best of both worlds, making it the perfect place to call home.

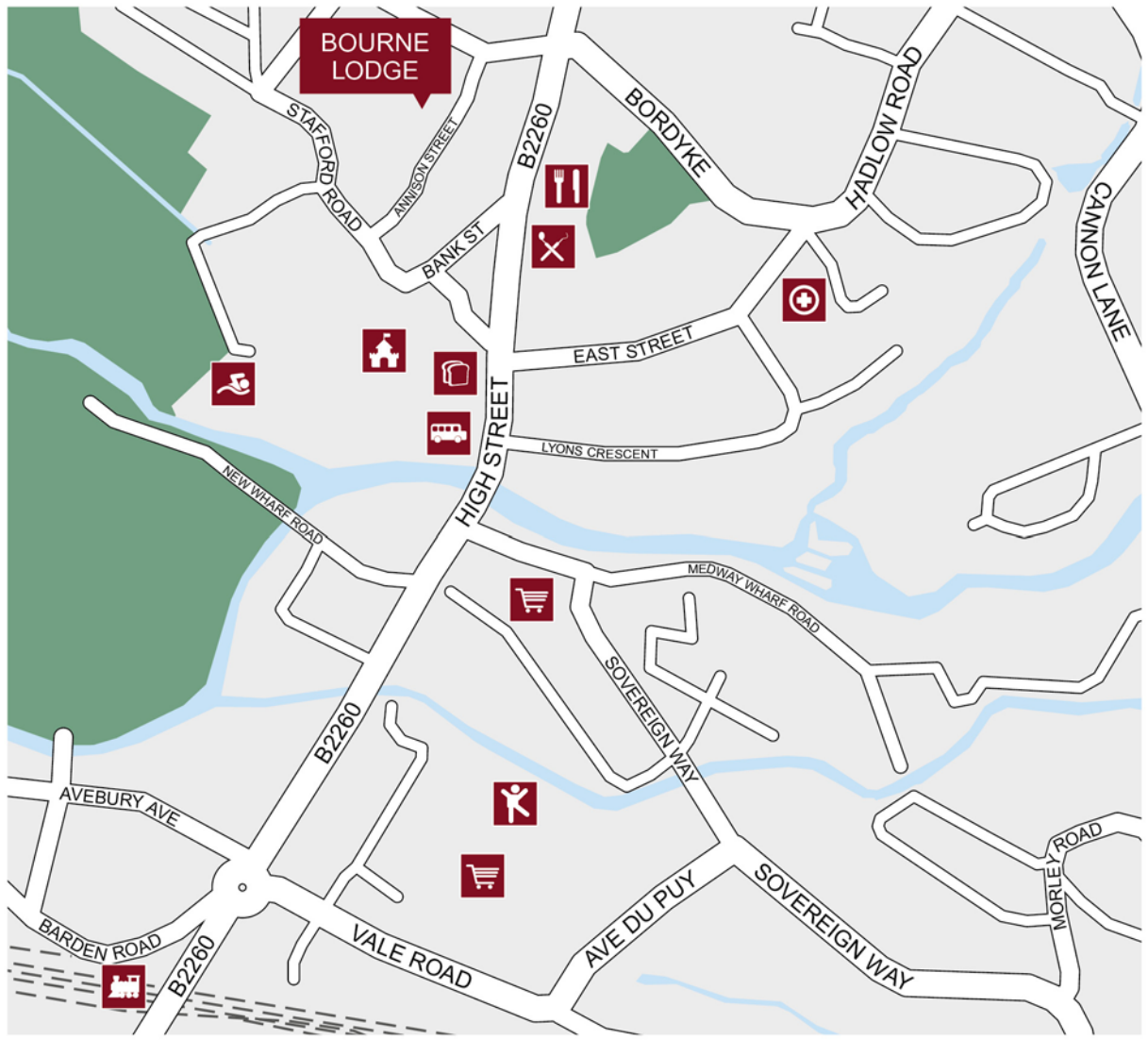


Tonbridge Castle

River Medway and Castle Wall

Local amenities

Tonbridge High Street

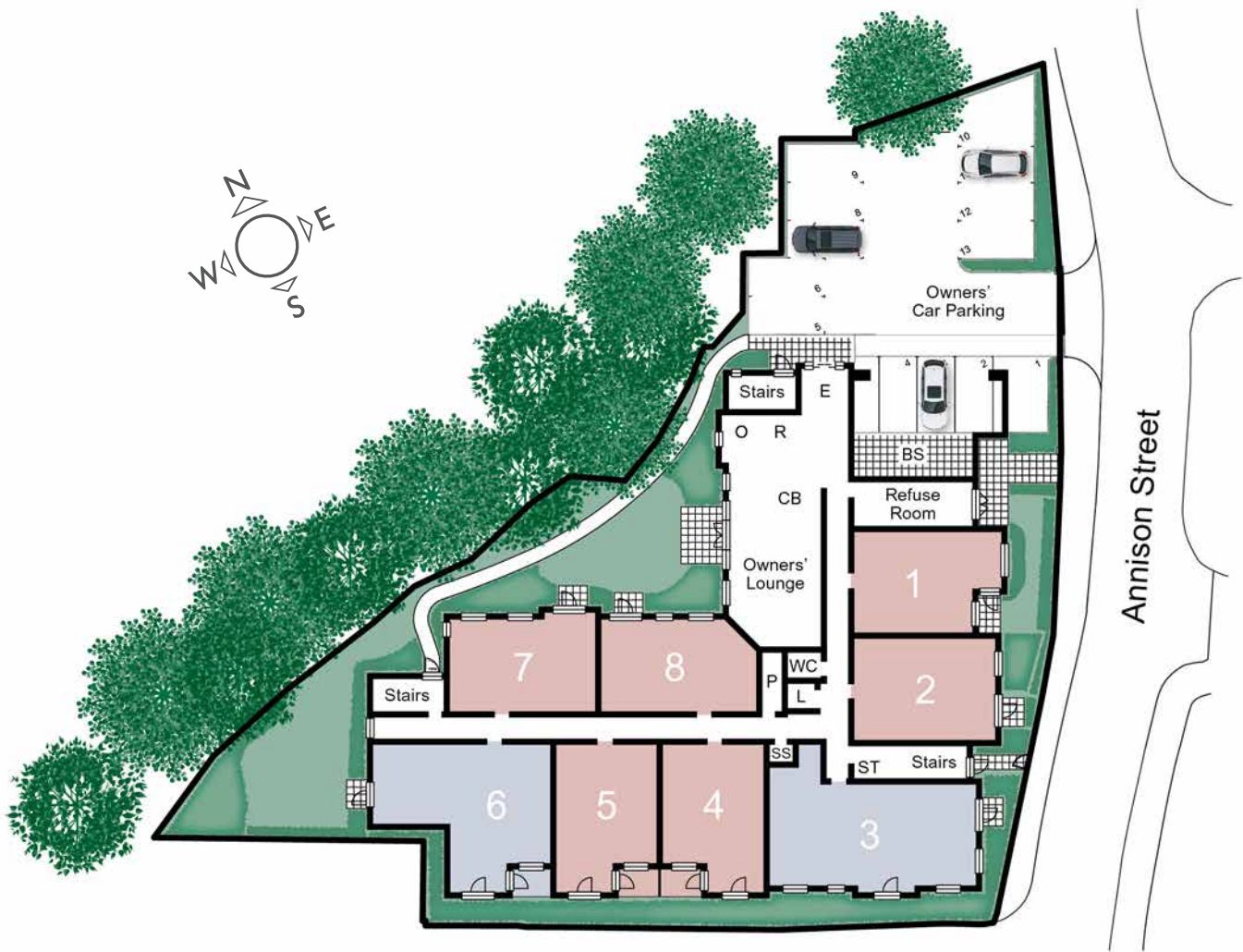


WHAT IS CLOSE TO BOURNE LODGE?

- | | | |
|---|--|---|
|  Bakers
0.3 miles |  Medical Centre
0.6 miles |  Swimming Pool
0.3 miles |
|  Bus Stop
0.3 miles |  Railway Station
1.0 miles |  Tonbridge Castle
0.3 miles |
|  Dental Centre
0.2 miles |  Restaurant
0.2 miles | |
|  Leisure Centre
0.6 miles |  Supermarket
0.7 miles | |



Development floor plans



Site Plan and Ground Floor

- One bedroom apartment

Two bedroom apartment

Communal areas
- Balconies on selected apartments
- BS

Buggy Store

CB

Coffee Bar

E

Entrance

L

Lift

O

Office

P

Plant room

R

Reception

SS

Smoke Shaft

ST

Store

U

Utility

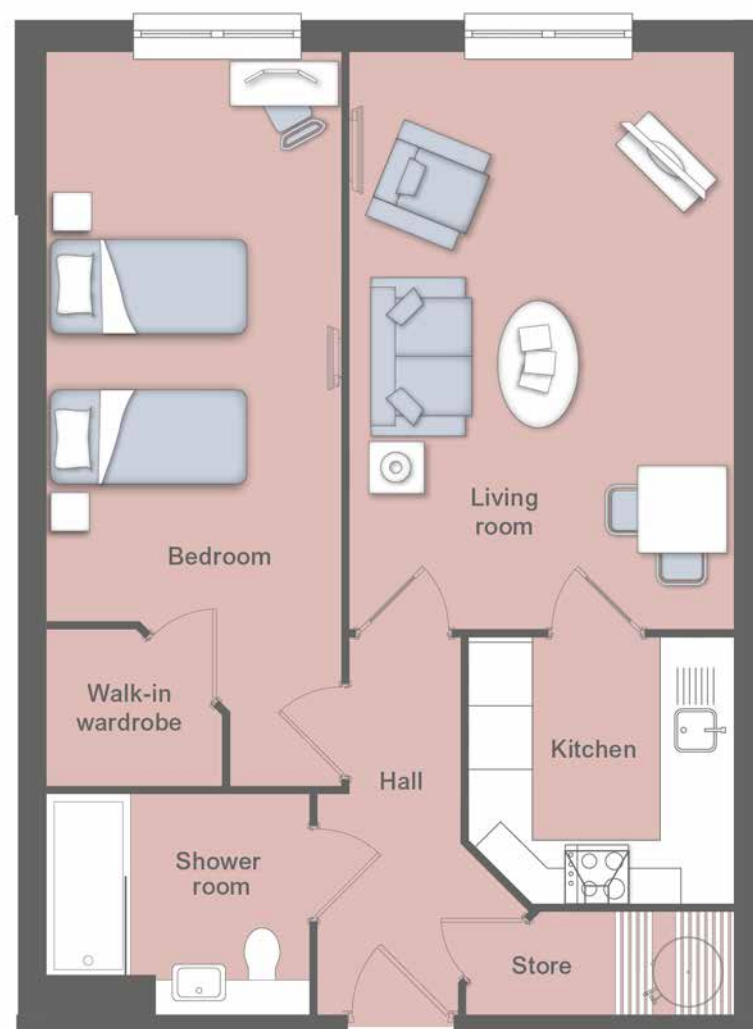
WC

Communal WC



Typical one bedroom apartment layout

Kitchen	8'0" x 8'3"	2450mm x 2515mm
Living room	11'9" x 17'9"	3575mm x 5405mm
Shower room	6'9" x 8'0"	2065mm x 2450mm
Bedroom	22'7" x 9'0"	6880mm x 2750mm



Typical two bedroom apartment layout

Kitchen	8'0" x 8'3"	2450mm x 2515mm
Living room	11'9" x 18'9"	3575mm x 5710mm
Bathroom	6'9" x 8'1"	2065mm x 2460mm
En suite	6'11" x 5'7"	2100mm x 1705mm
Bedroom one	9'5" x 12'7"	2870mm x 3835mm
Bedroom two	9'1" x 13'10"	2760mm x 4215mm



What's included as standard?

APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving. These are just some of the elements we include on our developments each informed by our Customers and our experience.



SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detectors
- 24-hour support system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Integral frost-free fridge and freezer
- Ceramic hob
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Provisions for a washer/dryer and dishwasher

INTERIOR

- Walk-in wardrobes to main bedroom*
- Fitted mirror wardrobes#
- Illuminated light switches
- Safety locks on windows
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard
- Wide doorways for full accessibility

BATHROOM / SHOWER ROOM

- 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

*Where a walk-in wardrobe is not provided.

*Selected apartments, please ask the Sales Executive for more details.



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, if required
- Refuse store
- Secure door entry system
- Buggy storage
- Fully maintained external areas

OUR COMMITMENT TO YOU

We are delighted to be the only major housebuilder to offer a **3 year warranty period** as standard. The decision to extend our warranty from 2 years to 3 years underlines our confidence and commitment to our Owners. Every new Churchill apartment also comes with a 10 year NHBC warranty.

Safety and security is our number one priority

At Churchill we know the importance of feeling safe in your home.

We fit all of our apartments with a Careline system. In the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

The system can also be used for calls to keep in touch with your neighbours, and even provides video door entry, allowing you to view any visitors before you choose to let them into the main entrance.

An intruder alarm is fitted to the front door of your apartment, while ground floor apartments have additional sensors fitted, alongside fire and smoke detectors in communal areas and within your apartment so you really can enjoy a safe and secure lifestyle with Churchill.



Your apartment will always be safe and secure providing you with complete peace of mind.





Award winning property management

SERVICE YOU CAN TRUST

All Churchill Living developments are looked after by Churchill Estates Management, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.

A TRANSPARENT APPROACH

We are completely open and transparent when it comes to costs, with no hidden charges, so you don't have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs and when it is payable.

When you come to sell your apartment 1% of the gross sale price achieved or 1% of the open market value if subletting is payable to a Contingency Fund which is held in a fund on behalf of all Owners at the Lodge to help with future repair and replacement costs.

A further 2% of the gross sale price will be payable as a Community Event Fee to Churchill Living, to help fund the provision of the communal areas which are a key feature in the development.

The Lodge Manager organises social events to create a welcoming community but the choice to join in is yours!

Enhance your lifestyle with Churchill

SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden will be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those time-consuming jobs like window cleaning are now someone else's problem. You will still be as independent as you are now and your new, low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, and we are proud to say we put our Customers at the heart of everything we do. With over 90%[†] of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Owners enjoy their freedom to do more of what they love to do.

CUT YOUR LIVING COSTS

Make worrying about bills a thing of the past, with your brand-new energy efficient apartment you'll no longer have the hassle of fixing the boiler or unwanted draughts in an old house.

A Churchill apartment benefits from an energy efficient heating system, excellent insulation, modern appliances, no unexpected bills with our easy to budget service charge, a central location which reduces the need to use a car and lower council tax bills from downsizing.

MAKING YOUR MOVE HASSLE FREE

Our Move With Ease service is designed to take the stress out of moving, with an experienced team on hand to help you every step on the way. The service includes Home Exchange, Selling Made Easy, help with legal fees, free removals service, a downsizing service and interior design service. Speak to our team to discuss which services are suitable for you.

*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019.
†Figure correct as of February 2025.



BY MOVING TO A CHURCHILL APARTMENT YOU COULD...

-  **Keep moving**
All Churchill developments are close to the town centre or local amenities so Owners find it's easier to get out and about and stay active.
-  **Stay social**
Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.
-  **Be happy**
An average person aged 80 feels as good as someone 10 years younger* after moving into one of our developments.

Bourne Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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