



GUILDCREST ESTATES



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





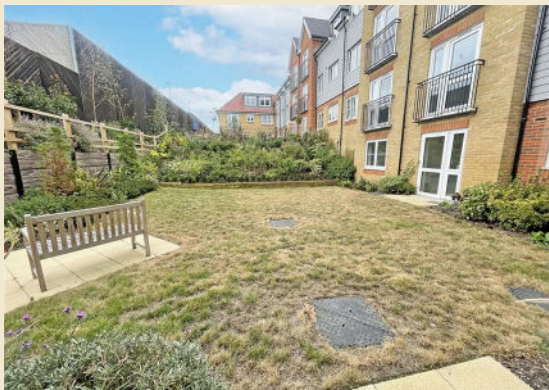
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Nash Road, Westwood Cross,  
Margate CT9 4LD

**Prices from £299,950**

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, 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





Join us for *Cheese & Wine*  
Call to book your place



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.



**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)



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## Key Features

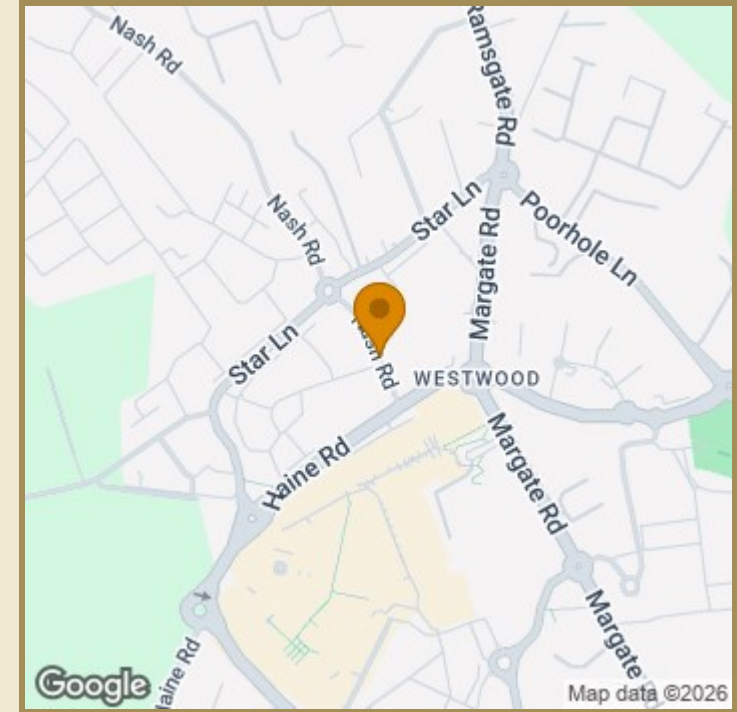
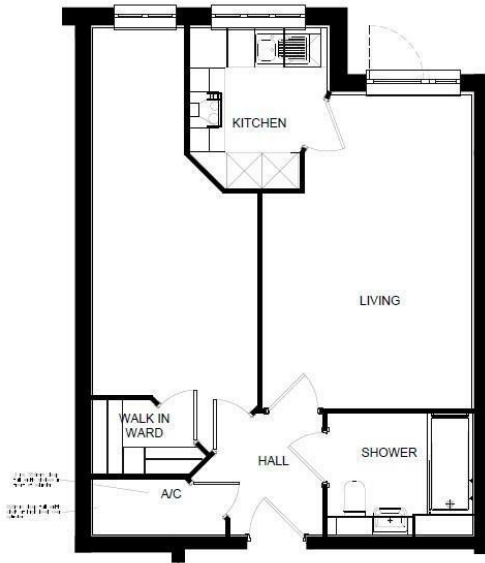
- Luxury retirement apartments exclusively for over 60's
- Lift to all floors
- Communal owners lounge with coffee bar
- Secure video entry system & intruder alarm system
- 24 hour careline support
- 10 Year Builders Warranty
- On site Lodge Manager
- Landscaped grounds
- Residents parking
- NO EXIT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

## Important Information

Leasehold  
 Apartment  
 562.40 sq ft  
 Council Tax Band New Build  
 EPC Rating

£299,950

APARTMENT 03 AREA :-  
 52.25 m2  
 562.4 ft2  
 measured to finished  
 plasterboard faces  
 disregarding inner walls



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



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Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13136084 Registered In England & Wales | VAT Number: 374 4288 71

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