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today on 01268 777400*



## Mill Green Lodge, Ryland Drive, Witham Guide price £325,000

Aspire Estate Agents are delighted to introduce this beautifully presented one-bedroom ground floor apartment, ideally located within the exclusive Mill Green Lodge retirement development in the heart of Witham. Offering a seamless blend of comfort, convenience, and community, this exceptional home also benefits from a private patio overlooking the well-maintained communal gardens — the perfect spot to enjoy a morning coffee or afternoon tea.

Step inside to discover a bright and spacious lounge, thoughtfully designed to accommodate both living and dining areas, with direct access to the private patio. The modern kitchen is both functional and stylish, offering a range of integrated appliances including a waist-height oven, ceramic hob, fridge, frost-free freezer, and space for a washer/dryer and dishwasher — all complemented by sleek work surfaces and tiled splashbacks.

The generously sized double bedroom features a large walk-in wardrobe, offering ample storage space, while the luxury shower room boasts a spacious walk-in shower with handrail, vanity unit with built-in basin, WC, and a heated towel rail. Additional storage can be found in the hallway's handy built-in cupboard.

Mill Green Lodge is a sought-after retirement development offering not only a superb standard of living but also a warm, sociable environment. Residents enjoy use of a stylish Owners' Lounge and a scenic roof terrace, with regular events organised by the on-site Lodge Manager — from coffee mornings to games afternoons. A guest suite is also available for visiting family and friends, as well as access to guest suites at other Churchill Retirement developments across the country.

Hallway

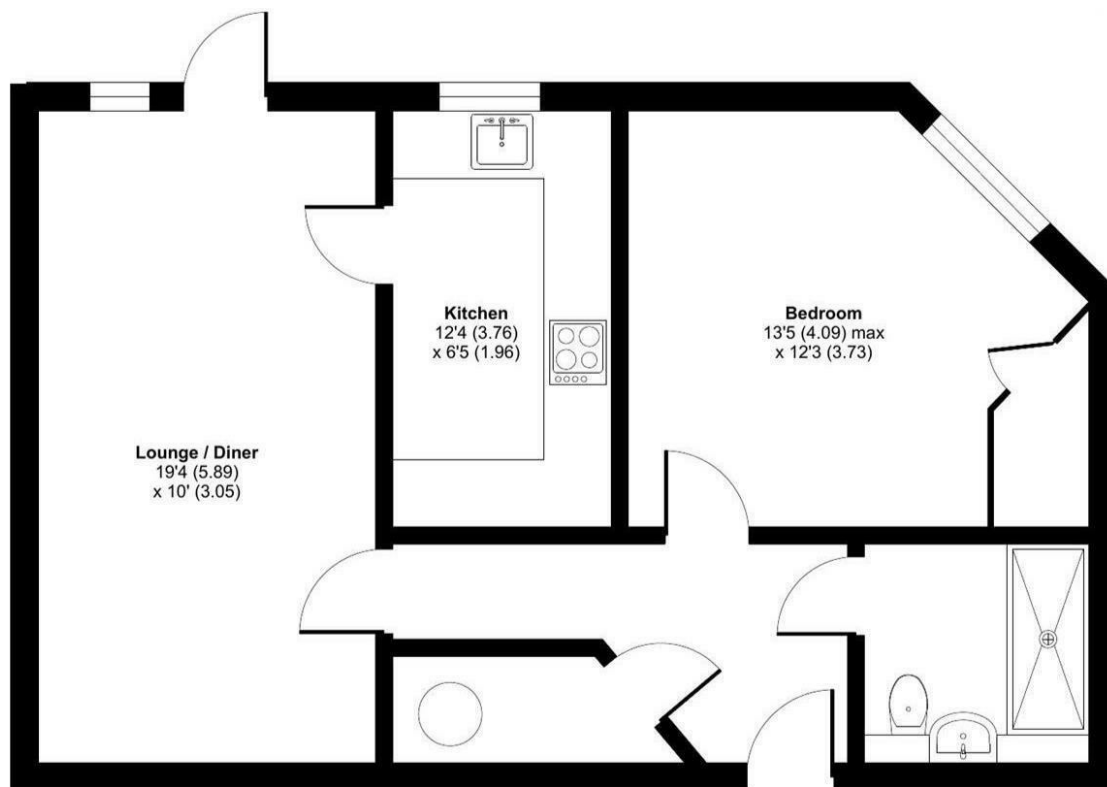
Bathroom

Lounge / Diner: 19'4" x 10'0" (5.89m x 3.05m)

Kitchen: 12'4" x 6'5" (3.76m x 1.96m)

Bedroom: 13'5" max x 12'3" (4.09m max x 3.73m)

Balcony



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	82
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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