



Asking Price £209,000 Leasehold

1 Bedroom, Apartment - Retirement

31 Blenheim Lodge 39-41 Chesham Road, Amersham, Buckinghamshire, HP6 5HX

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Churchill
Sales & Lettings
Retirement Property Specialists

31 Blenheim Lodge

Blenheim Lodge is a prestigious development of 31 one and two bedroom retirement apartments, which is ideally situated on one of the main roads on the edge of the town centre, known as 'The Gateway to the Chilterns'. Amersham is an attractive and affluent town located less than 30 miles North West of London in the county of Buckinghamshire.

Consisting of two main areas, Old Amersham and Amersham-on-the-Hill, this town offers excellent transport connections to London by Road, train and underground.

Amersham-on-the-Hill features a good range of high street shops together with a selection of traditional, independent stores, while also featuring The Charter Market once a week.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Blenheim Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Blenheim Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Blenheim Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely sunny south facing one bedroom second floor apartment overlooking the communal garden.

Ideally situated for the lift and Owners Guest Suite, the property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A skylight allows for light and ventilation.

The Bedroom is a generous double room with fully fitted and part mirrored wardrobes and storage. There is also a fitted writing desk / dressing table area in the window with plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment
- Excellent decorative order throughout
- Conveniently located for the lift and Owners Guest Suite
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 31st August 2024)
£2,780.60 per annum.

Ground rent: £679.78 per annum. To be reviewed
September 2026

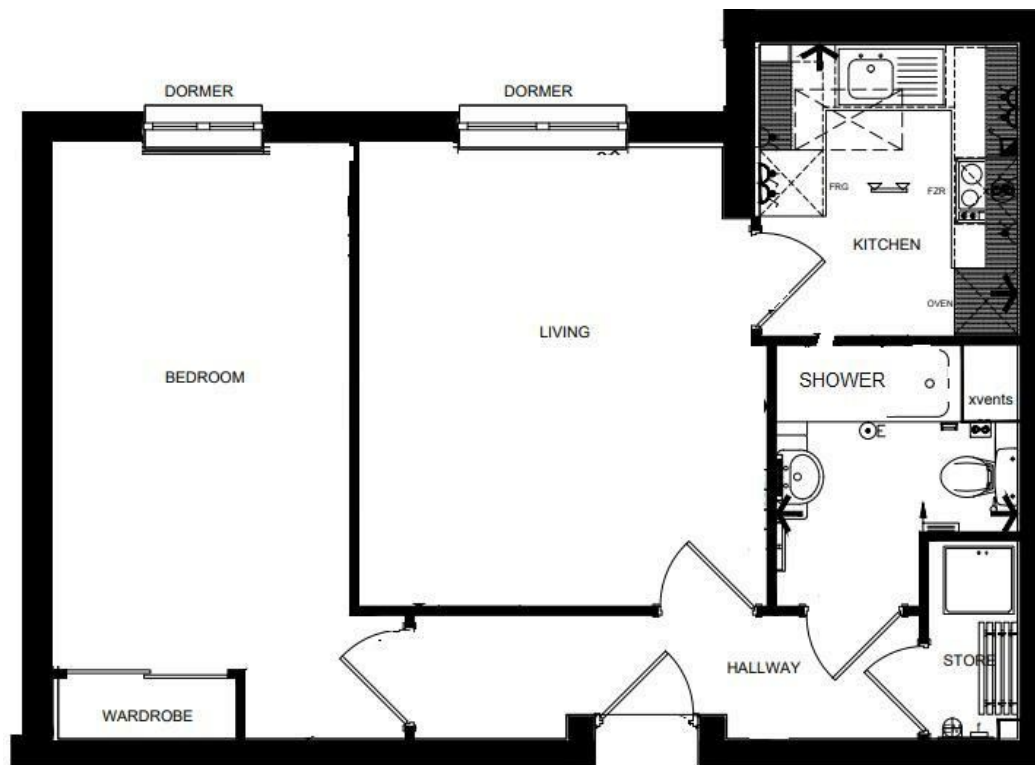
Council Tax Band D

125 year Lease commencing September 2005

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



Living	13'8" max x 12'2" max
Kitchen	8'8" max x 7'8" max
Shower	7'10" max x 7'2" max
Bedroom	17'7" max x 10'4" max

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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