



£399,950 Leasehold

2 Bedroom, Apartment - Retirement

29, Jefferies Lodge 48-60 Footscray Road, Eltham, London, SE9 2SU

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Churchill
Sales & Lettings
Retirement Property Specialists

Jefferies Lodge

Jefferies Lodge is a delightful development of 38 one and two bedroom retirement apartments located in the popular town of Eltham.

The south-east London borough of Eltham has something to offer everyone! It's close to the tourist attractions of Greenwich and Docklands and is just a short train journey away from the centre of London.

An extensive offering of shops, cafes and eateries largely makes up the bustling high street. Therefore, whatever your taste, Eltham will certainly cater for it. In addition, a cinema and leisure centre offers the perfect recreational pursuits. Meanwhile supermarkets, dentists, doctors, post offices, and all those other essential amenities are located close by. As such, you can relax and have an enjoyable retirement, in the knowledge that everything is close to hand.

Benefiting from good transport links, Eltham train station offers services to Central London, Dartford and Barnehurst. In addition, the town is serviced by numerous bus routes to Greenwich, Chislehurst, Sidcup, Mottingham and Bexleyheath.

Jefferies Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Jefferies 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. A 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.

Jefferies 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.

Jefferies 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 two bedroom second floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is convenient for the lift.

The dual aspect Lounge offers ample space for living and dining room furniture.

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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

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

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



Features

- Two bedroom second floor retirement apartment
- Overlooks gardens
- Separate Cloakroom
- No onward chain
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- 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 May 2024):
£7,341.94 per annum.

Approximate Area = 799 sq ft / 74.2 sq m
For identification only - Not to scale

Ground rent £625.00 per annum. To be reviewed in
June 2025.

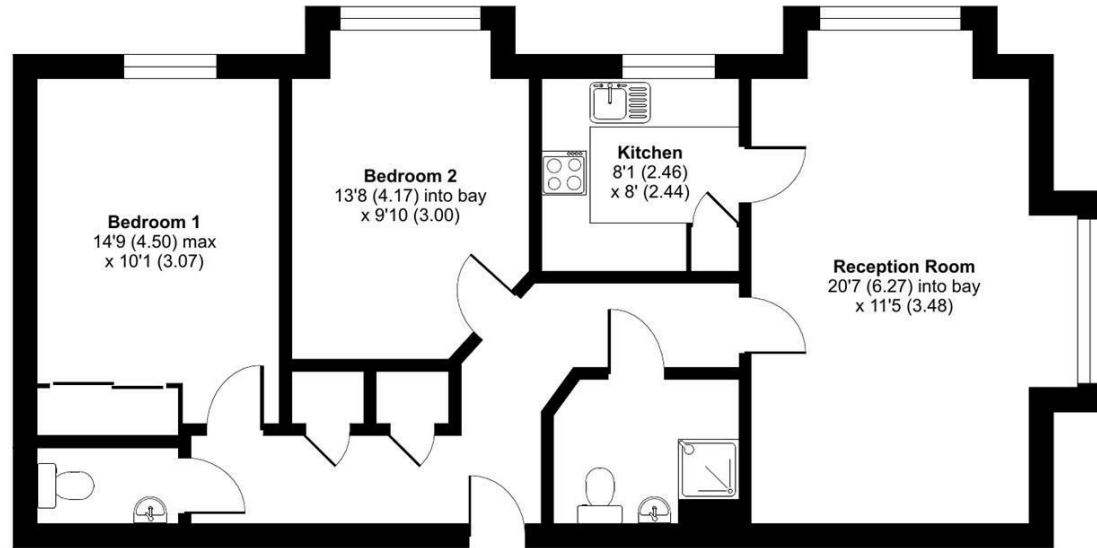
Council Tax: Band C

999 year Lease commencing 2018

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, ground source
heating, communal cleaning, utilities and
maintenance, garden maintenance, lift maintenance
& Lodge Manager.

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.



EPC Rating: B



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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