



PCM £1,250 PCM

1 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Sheldon Lodge

Situated on the High Street in the town of Berkhamsted, Sheldon Lodge is a stylish development of 48 one and two bedroom retirement apartments.

The countryside surrounds the Lodge, bordering the Chiltern Hills and placed between Tring and Hemel Hempstead. The River Bulbourne and the Grand Union Canal run through the town. Places of interest include Berkhamsted Castle and St Peter's Church (with an architecture spanning a number of architectural periods) and the Grand Union Canal. Walks include the Graham Greene Trail, the Berkhamsted Waterways Walk and the Heritage Walk. Berkhamsted provides excellent shopping and leisure facilities which include, amongst others, bakers, supermarkets, cafes, restaurants, pharmacies, hairdressers, and clothes shops all within the main centre and walking distance from Sheldon Lodge.

Train services from Berkhamsted link to places including Milton Keynes Central, South Croydon, Tring and London Euston. Bus services run to destinations such as Tring, Hemel Hempstead, Aylesbury, Kings Langley and Watford.

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

Sheldon 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.

Sheldon 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.

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



Property Overview

Churchill Sales & Lettings are pleased to be marketing this well presented one bedroom second floor apartment nicely situated overlooking the garden. 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. A door opens onto the Juliet Balcony with views over the communal gardens.

The Kitchen 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 window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and 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 with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



Features

- One Bedroom second floor retirement apartment
- Juliet Balcony overlooking the communal garden
- Good decorative order throughout
- RENT INCLUDES HEATING & WATER & SEWERAGE RATES
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Owners private car park
- 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

Council Tax: Band B

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.

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

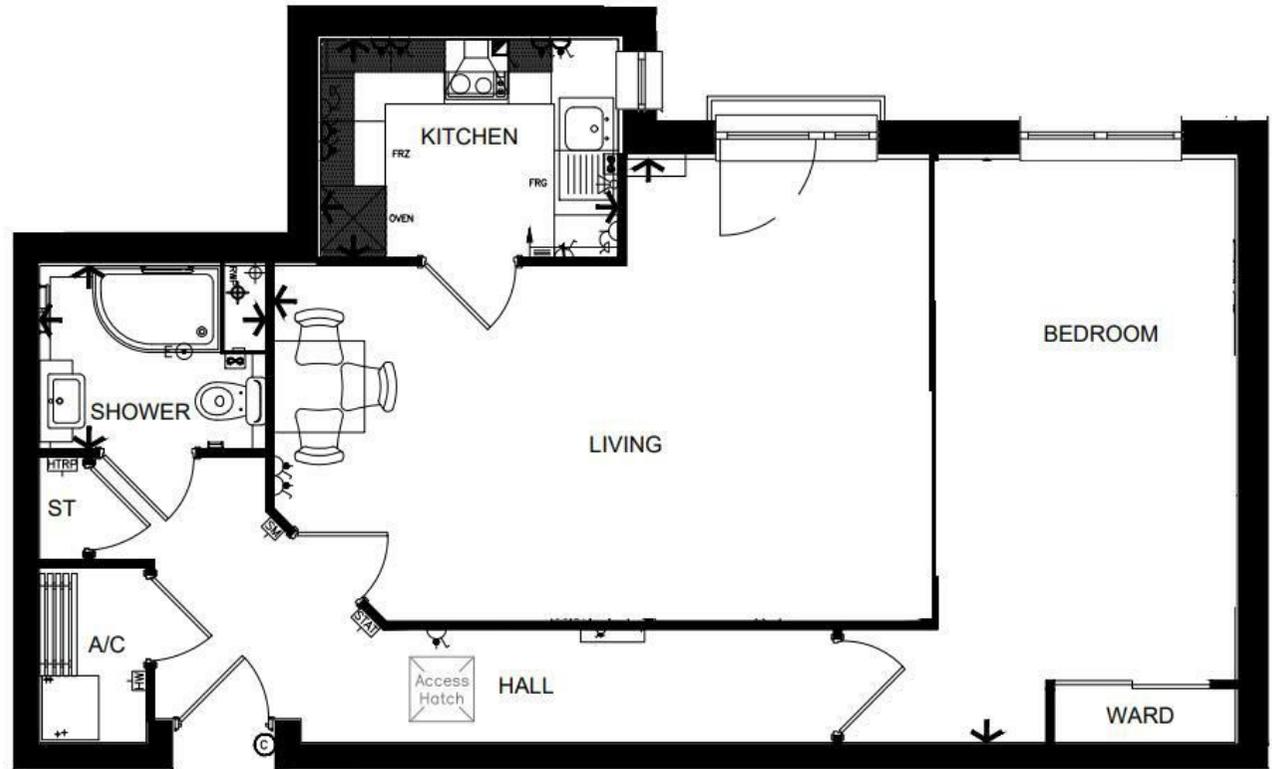
Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



Living	Width	14'-1" [4295] max	Length	20'-2" [6140] max
Kitchen	Width	6'-8" [2025] max	Length	9'-2" [2785] max
Shower Room	Width	5'-7" [1700] max	Length	6'-11" [2120] max
Bedroom	Width	9'-2" [2785] max	Length	17'-9" [5420] 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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