



Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

26, Beecham Lodge Somerford Road, Cirencester, Gloucester, GL7 1WR

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Beecham Lodge

This beautiful development of 35 one and two bedroom retirement apartments in Cirencester, a town perfectly situated on the southern border of The Cotswolds, is an ideal place to retire.

Beecham Lodge is located on Somerford Road, a picturesque residential area just half a mile from the centre of Cirencester. Within walking distance, you will find local amenities including a convenience store, pharmacy and local fish and chip shop for those Friday night suppers.

For those venturing further afield Cirencester provides great links via motorway or rail to the cities of Oxford, Bristol and the south coast of Wales. Or stay close to home and take full advantage of the Cotswolds, enjoying leisurely days out exploring nearby Berkeley Castle, the Cotswold Wildlife Park or a family picnic at Sudeley Castle and gardens.

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.

Beecham 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.

Beecham 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.

Beecham 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 delighted to be marketing this one bedroom first floor retirement apartment. The property offers deceptively spacious accommodation throughout and is presented in very good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A window allows for light and ventilation and there is a door to the kitchen.

The Kitchen offers a range of eye and base level units with work surfaces over and tiled splashbacks. There is a range of integrated appliances including a washer/dryer, fridge and freezer, The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood. 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 bathroom room offers a large bath/shower cubicle, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment is a large useful airing cupboard located in the hallway.



Features

- One bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in.



Key Information

Service Charge (Year ending 31st May 2024):
£4,798.59 per annum.

Ground Rent: £760.94 per annum. To be reviewed
November 2029

Council Tax: Band C

125 year Lease commencing 2015

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.

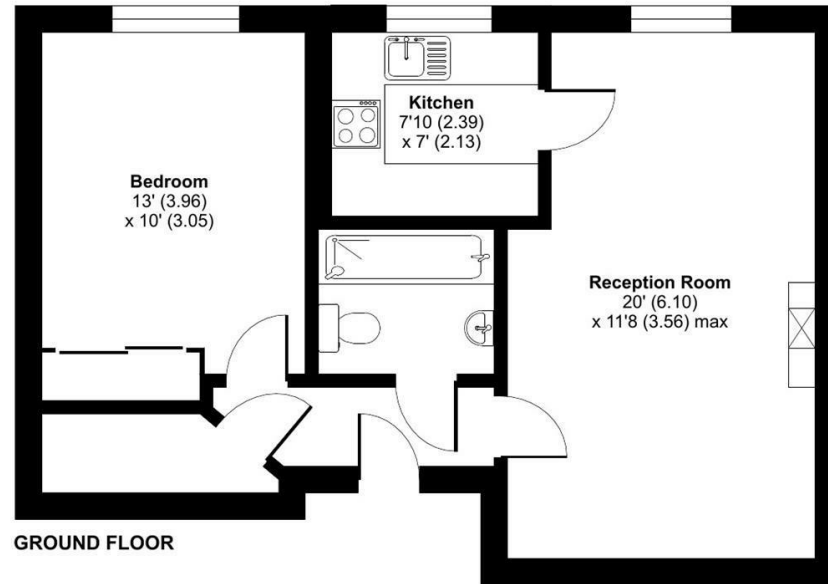
Service charges include: Careline system, buildings
insurance, water and sewerage rates, Ground
Source heating, communal cleaning, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

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.



Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Churchill Estate Agents. REF:

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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