



Asking Price £245,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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.

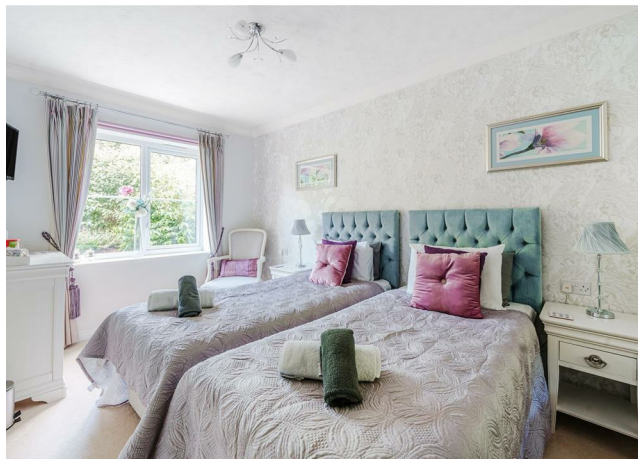
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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 unrivaled 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

Welcome to Beecham Lodge in the charming town of Cirencester! This delightful one bedroom retirement apartment is situated on the first floor, offering easy access to the lift for your convenience.

The Lounge is a lovely room which has plenty of space for living and dining room furniture and has an open outlook over the front of the development. A door leads to the Kitchen, which has a range of eye and base level units, a built in oven, 4 ring electric hob, fridge and freezer. A window provides lots of light and ventilation.

The Bedroom is a generous double room which has a useful built in mirror fronted wardrobe and had adequate space for additional bedroom furniture if required.

The Shower room has a curved glass shower cubicle, a WC and a wash hand basin with vanity unit.

Call today to book your appointment to view this lovely apartment.



Features

- One bedroom first floor apartment
- Situated close to the lift
- No forward chain
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 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 2025):
£3,228.70 per annum.

Approximate Area = 551 sq ft / 51.1 sq m
For identification only - Not to scale

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

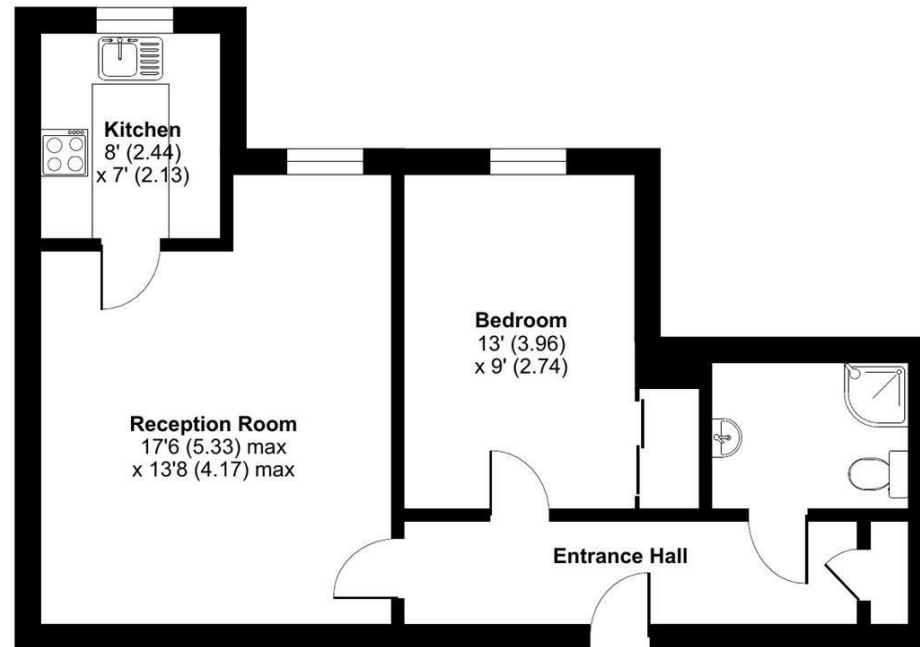
Council Tax: Band C

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, Air 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.



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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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