



Asking Price £290,000 Leasehold

2 Bedroom, Apartment - Retirement

15, Tyrell Lodge 100 Springfield Road, Chelmsford, Essex, CM2 6JA

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Churchill
Sales & Lettings
Retirement Property Specialists

Tyrell Lodge

Tyrell Lodge is a development of 39 one and two bedroom apartments situated in the City centre of Chelmsford. All the essential amenities are within walking distance and the pedestrianised High Street has most well known chain stores.

Hylands House, built in 1730, has restored interiors and hundreds of acres of parkland. The medieval Chelmsford Cathedral features stained glass and a colourful ceiling. The Essex Regiment Museum displays military artefacts such as weaponry, medals and uniforms. To the southeast, RHS Garden Hyde Hall has hilltop views and includes a rose garden and woodland garden.

Chelmsford is easily accessible by road and is located on the main traffic arteries of the A12, A130 and A414 via the M25 Junction 28. There are regular buses into and around the neighbouring towns and Chelmsford train station is situated on the London main line from Liverpool Street, London.

Tyrell Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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 Living developments across the country. Prices are available from the Lodge Manager.

Tyrell 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.

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

Tyrell 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

****TWO BEDROOM RETIREMENT APARTMENT****

Welcome to Tyrell Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. The property is conveniently located near the lift and stairs and is presented in good order throughout.

The Kitchen is accessed via the Lounge with 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 built in fridge/freezer and integrated dishwasher. A window allows for light and ventilation.

The Lounge offers a feature electric fireplace with attractive surround. There is ample space for Living and Dining room furniture and a large window provides lots of natural light.

Bedroom one is a generous double with a built in mirrored wardrobe. There is plenty of space for additional furniture. A window keeps this lovely bedroom bright and light.

Bedroom two is another good-sized room which could be used as a hobby room or separate living room.

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

Perfectly complementing this lovely apartment are three useful storage cupboards, two located off the hallway.

Call us today to book your viewing at Tyrell Lodge!



Features

- Two 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 Hour Careline system for safety and security
- Owners private car park
- Great location close to the city 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 Living developments across the country.



Key Information

Service Charge (Year Ending 31st May 2025):
£3,767.87 per annum.

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale

Ground Rent: £993.34 per annum. To be reviewed
in May 2029

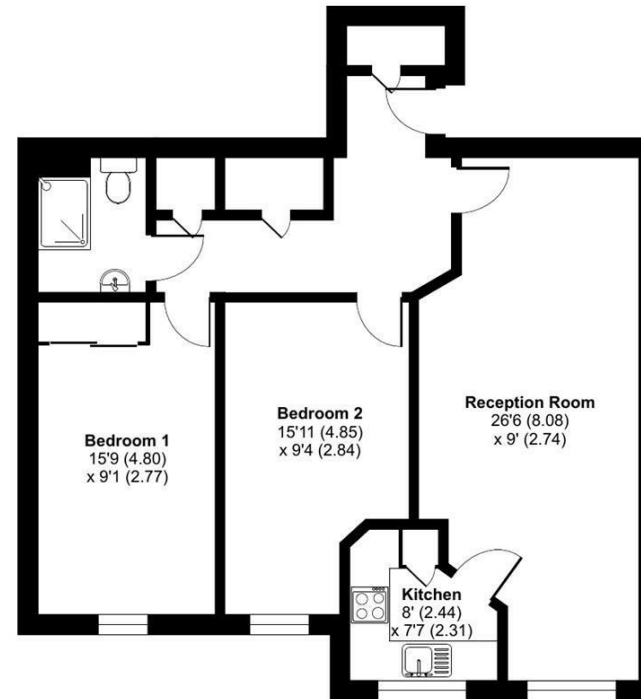
Council Tax: Band E

125 year Lease from 2007

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.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 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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