



£1,250 Per Calendar Month

1 Bedroom, Apartment - Retirement

32 Mill Green Lodge Ryland Drive, Witham, Essex, CM8 1ZG

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Churchill
Sales & Lettings
Retirement Property Specialists

32 Mill Green Lodge

Mill Green Lodge is a charming development of 58, one and two-bedroom retirement apartments located just off the main High Street in Witham and situated between Chelmsford and Colchester, approximately 8 miles from Braintree.

The Lodge is a short walk to town, where there is a mixture of old and modern buildings, including a variety of shops, cafes and restaurants.

Close by, the River walk runs along the banks of the River Brain and through the town of Witham. Located in the heart of Essex, Witham is just 26 miles from coastal city Southend-on-Sea where you'll also find London Southend Airport for travelling further afield.

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 Living developments across the country. Prices are available from the Lodge Manager.

Mill Green 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.

Mill Green 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.

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



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Property Overview

Welcome to Mill Green Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom, first floor apartment. The property is presented in good order throughout, offers spacious accommodation and boasts it's own private balcony.

The Kitchen is accessed via the Lounge with a range of modern 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 built-in washer/dryer.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. Doors open to the owners private balcony.

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

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

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

This apartment simply must be viewed!



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Features

- One bedroom, first floor, retirement apartment
- Modern fitted kitchen with integrated appliances
- Lift to all floors
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners Buggy Store
- Owners' private car park
- Close to the town 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

Council Tax Band C

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, these 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.

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

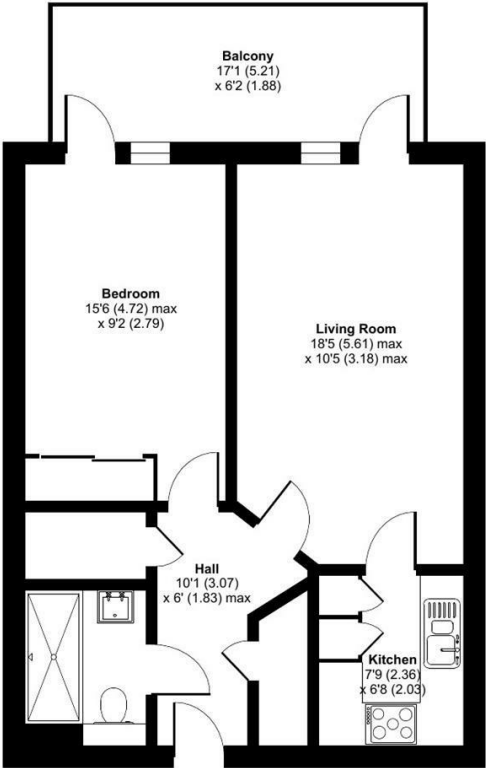
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

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).

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1300452



SECOND FLOOR

Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale

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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