



Asking Price £270,000 Leasehold

1 Bedroom, Apartment - Retirement

4, Albert Lodge Ock Street, Abingdon, Oxfordshire, OX14 5DQ

 **0800 077 8717**

 **sales@churchillsl.co.uk**

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Churchill
Sales & Lettings
Retirement Property Specialists

Albert Lodge

Albert Lodge is a modern, purpose built development of 39 one and two bedroom retirement apartments located in Abingdon, and has been named after the monument to Prince Albert, which has stood near the heart of the town since 1865 in Albert Park.

This development is close to the town centre and market square which has a good selection of shops and weekly markets. This historical town, being on the Thames, offers many tranquil walks along flat ground and in beautiful parks. The town, which is only six miles from Oxford city centre, also hosts many historical events such as the yearly Abingdon fair which has been running for more than six hundred years.

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.

Albert 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.

Albert 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.

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



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Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment. The apartment is conveniently located at the front of the property with an owners private patio.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door leads to an owners private patio area with direct access to the property.

The Kitchen is accessed via the Lounge and offers 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 and freezer.

The Bedroom is a good-sized double room with built-in wardrobe. There is plenty of space for additional bedroom furniture if required.

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

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

Call us today to book your viewing at Albert Lodge!



Features

- One bedroom ground floor retirement apartment
- Owners private patio
- 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
- 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.
- Landscaped Gardens



Key Information

Service Charge (Year Ending 30th November 2025):
£3,280.33 per annum.

Approximate Area = 561 sq ft / 52.1 sq m
For identification only - Not to scale

Ground Rent: £575.00 per annum. To be reviewed
November 2030.

Council Tax: Band C

999 year Lease commencing 2020

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.

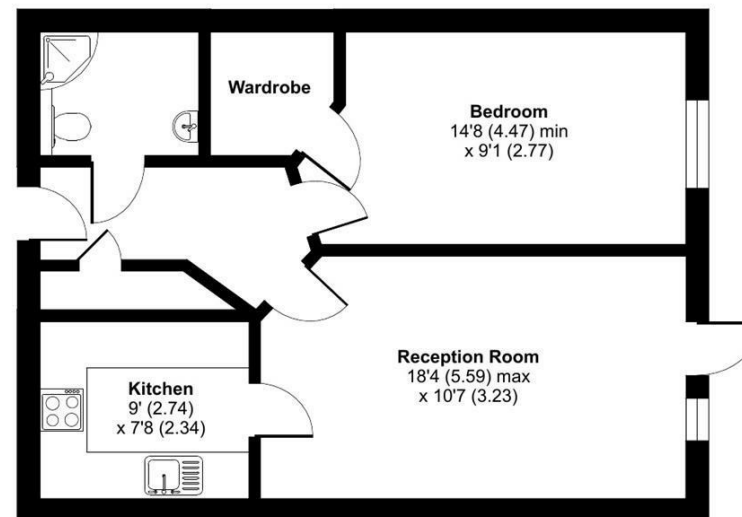
Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal
cleaning, utilities and maintenance, garden maintenance,
lift maintenance, lodge manager and a contribution to the
contingency fund.

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: 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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