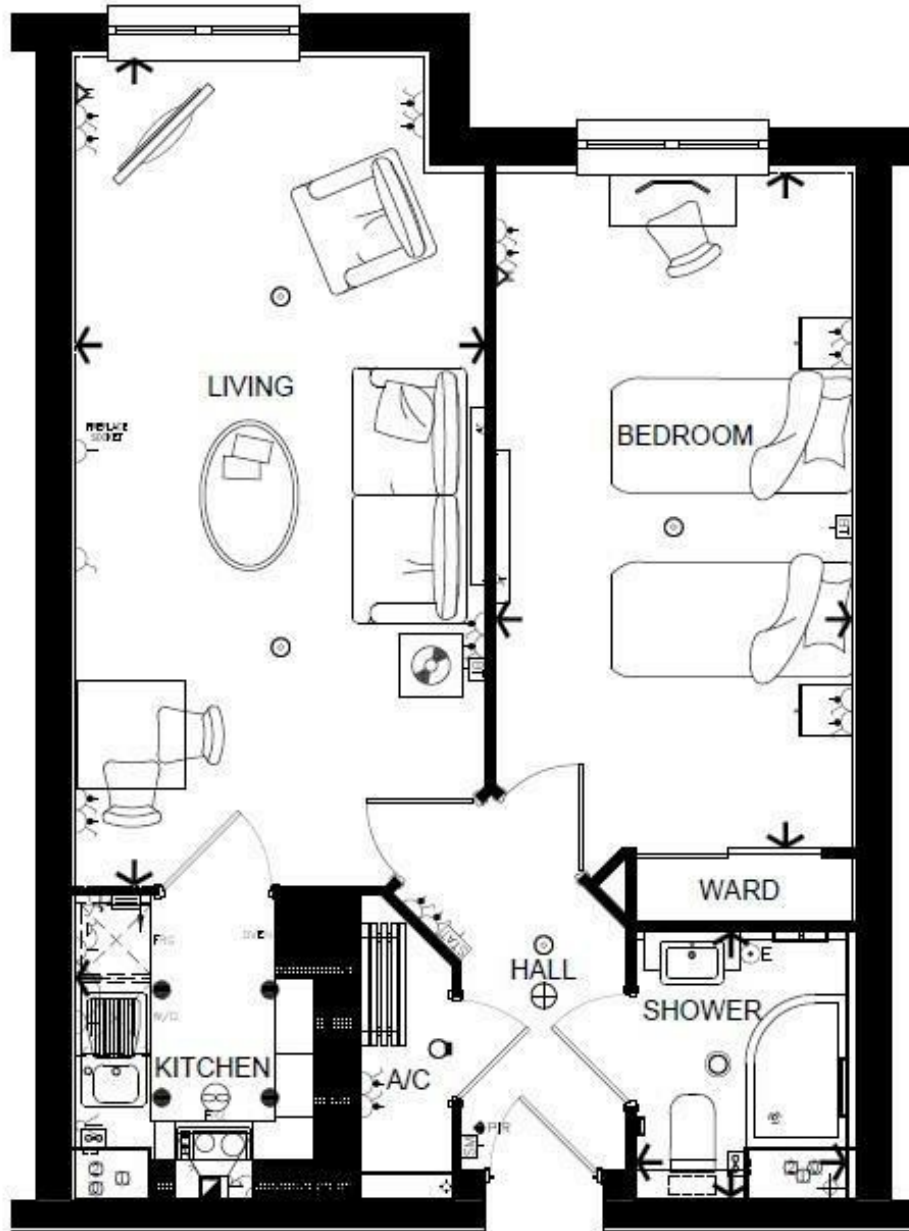


**APARTMENT 8 LEWIS CARROLL
LODGE
ST MARGARET'S ROAD
CHELTENHAM
GL50 4FH**





Price £418,950

A highly recommended ground floor TWO BEDROOM apartment (which includes carpets, curtains , window blinds , light fittings and fire & fireplace) in the lovely Lewis Carroll Lodge built by Churchill Retirement Living - the only major housebuilder to offer a 3 year warranty period as standard. All apartments benefit from double glazing throughout, lifts to all floors and an energy efficient and low-carbon heating system and residents' parking. Conveniently located on the edge of the Town Centre with a bus stop outside, the development is ideally placed to enjoy everything Cheltenham has to offer.

Why not ask about our £11,000 Cashback offer or moving package worth thousands?

A friendly lodge manager is on hand Monday to Friday to support the owners and keep the development in perfect shape. The Lodge Manager arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There is also a Guest Suite available for friends and family to enjoy when visiting you.

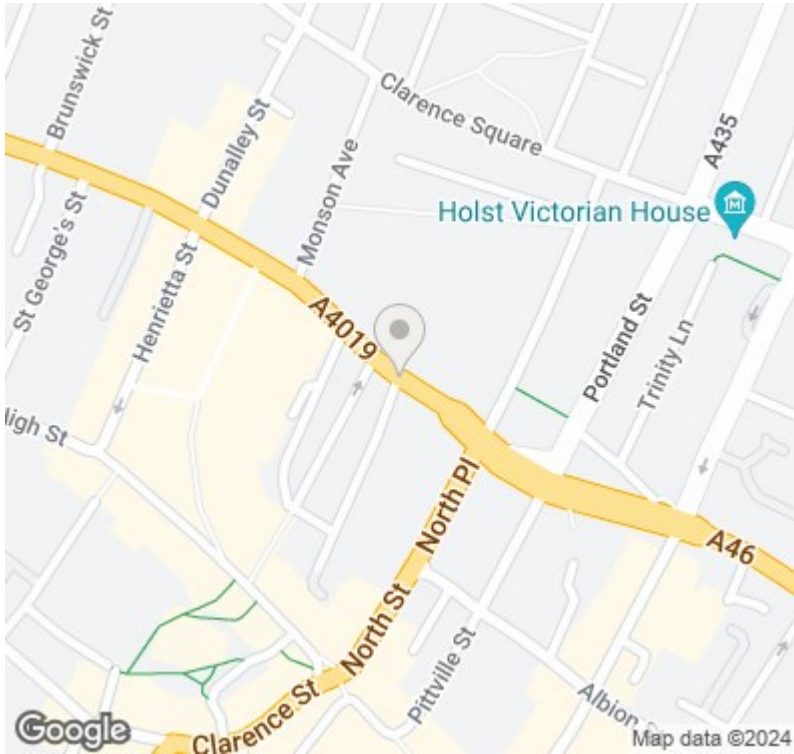
Churchill is also a member of the National House-Building Council and every Churchill apartment is also covered by a 10 year NHBC Buildmark warranty.

The development requires at least one owner to be over the age of 60 with any second owner over the age of 55).

Ground Rent and service charges are payable with 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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