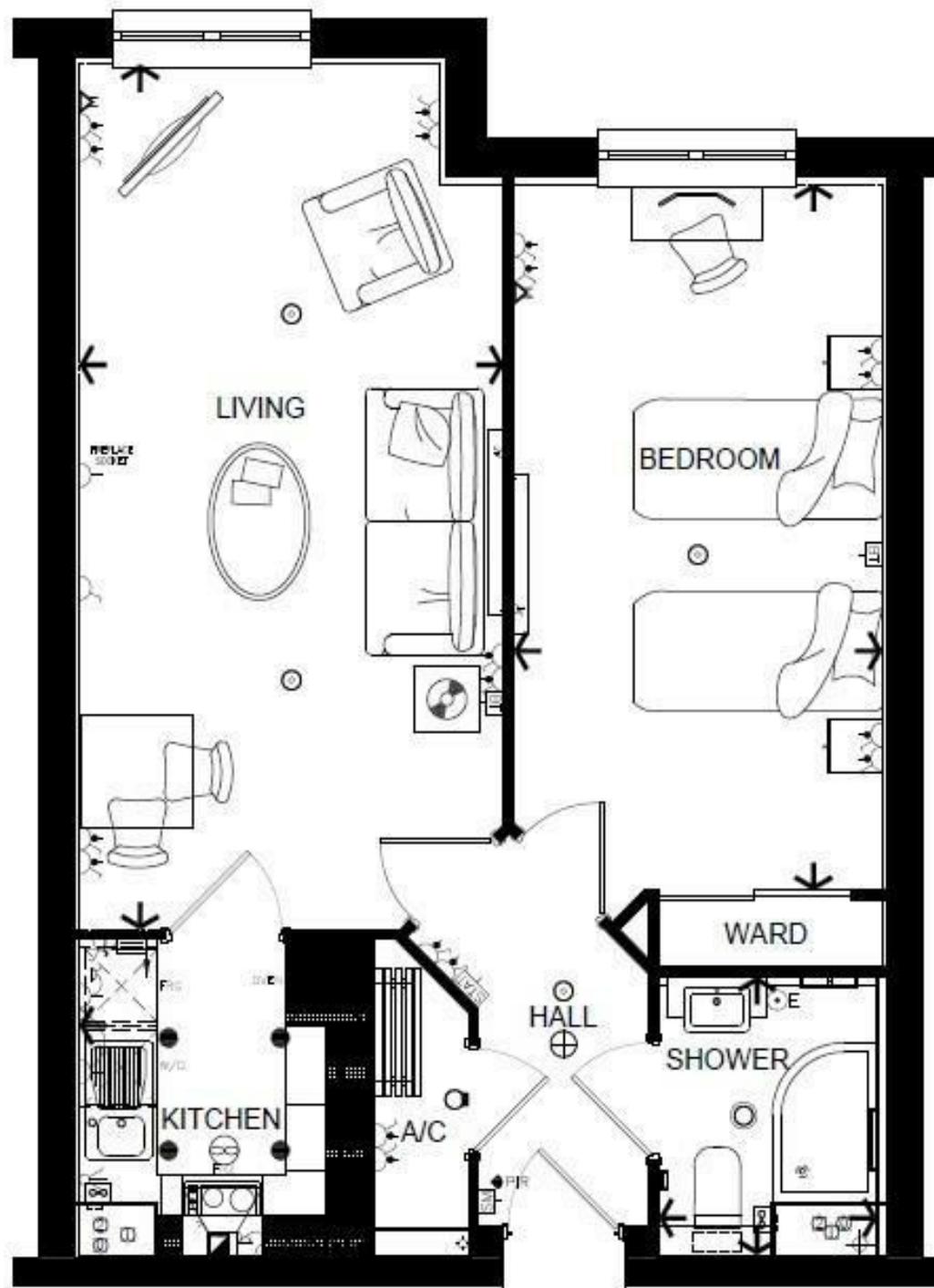




LEWIS CARROLL LODGE ST MARGARET'S ROAD, CHELTENHAM, GL50 4FH

PRICES FROM £230,950

LEASEHOLD CHELTENHAM COUNCIL TAX BAND D





A highly recommended third floor apartment in the lovely Lewis Carroll Lodge built by Churchill Living - the only major housebuilder to offer a 3-year warranty period as standard.

The development offers regular social events in the residents' lounge, beautifully presented communal gardens, guest suite and free resident's only 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.

All apartments benefit from double glazing throughout, lift to all floors and an energy efficient and low-carbon heating system which is included in the service charge.

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.

Churchill Living 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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