

Asking Price £265,000 Leasehold

1 Bedroom, Apartment - Retirement

28, Albert Lodge 111 Ock Street, Abingdon, Oxfordshire, OX14 5DQ

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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 Monday to Friday 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

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Welcome to Albert Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is conveniently located for the lift and is presented in good order throughout.

The Living Room offers ample space for living room furniture and benefits from a feature electric fire with attractive surround. A large window boasts impressive views of the communal gardens that can also be seen from the Bedroom.

The Kitchen is accessed via the Living Room 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 washer/dryer, fridge and frost-free freezer.

The Bedroom is a generous double with a walk in wardrobe. There is plenty of space for additional furniture if required and a large window keeps this room bright and light.

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

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

Call us today to book your viewing at Albert Lodge!







Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Landscaped Gardens
- 24 hour 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 the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 30th November 2027): £3,670.67 per annum.

Ground Rent: £575 per annum. To be reviewed November 2030.

Council Tax: Band C

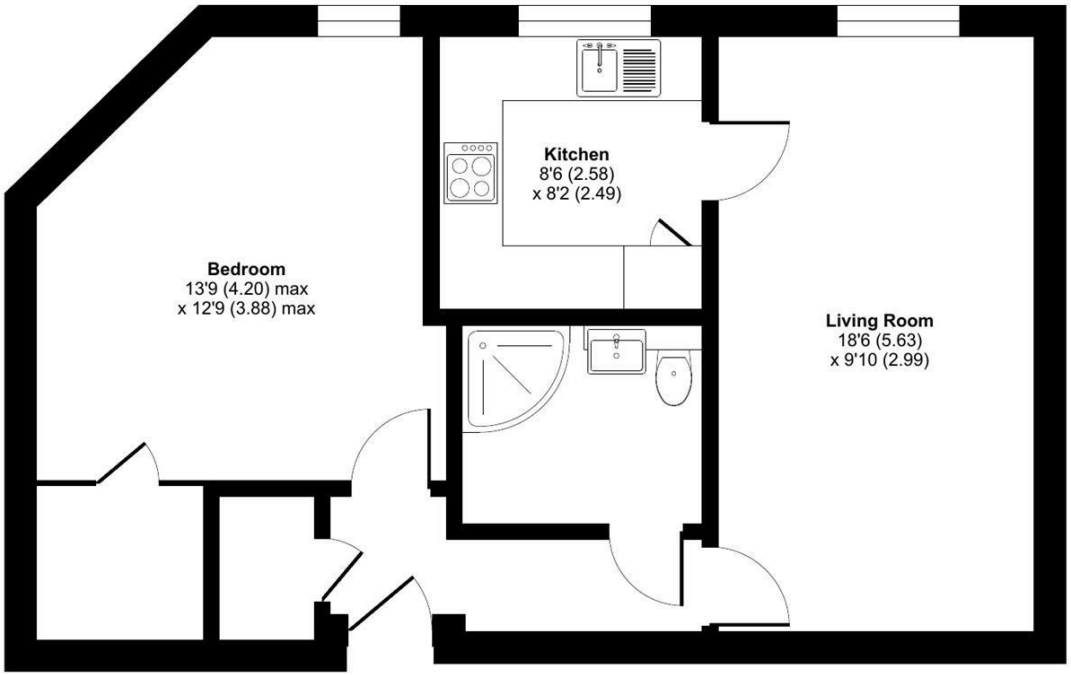
999 year Lease commencing 2020

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.

EPC Rating: B

Approximate Area = 557 sq ft / 51.7 sq m
For identification only - Not to scale



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: 1381404

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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