Asking Price £110,000 Leasehold

1 Bedroom, Apartment - Retirement

36, Fairbanks Lodge Furzehill Road, Borehamwood, Hertfordshire, WD6 2DQ

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Churchill
Sales & Lettings
Retirement Property Specialists

Fairbanks Lodge

Fairbanks Lodge is a development of 38 one and two bedroom retirement apartments conveniently situated close the heart of Borehamwood. The town is a 5 minute walk to the High Street shops and the Borehamwood Shopping Centre.

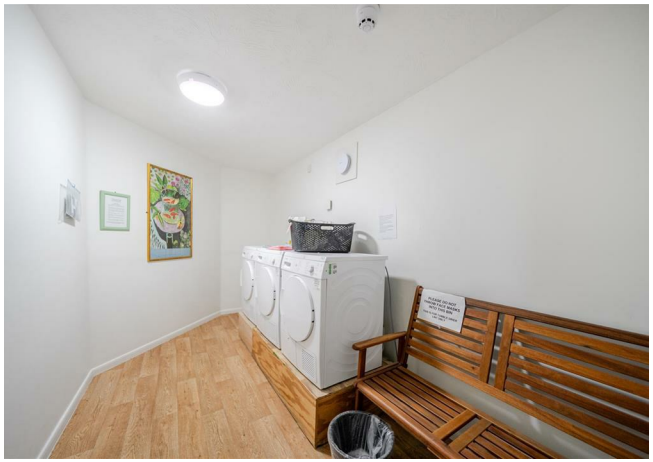
Borehamwood is close to London with its many attractions, yet within easy reach of the Hertfordshire countryside; Hatfield House and the historic city of St. Albans are only a matter of minutes away. The Lodge is extremely convenient for travel, close to the A1(M), M1 and M25 motorways. The town is also well served by buses with trains taking half an hour into the centre of London.

Fairbanks Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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.

Fairbanks Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Fairbanks Lodge requires at least one apartment resident to be over the age of 60.



Property Overview

ONE BEDROOM RETIREMENT APARTMENT

Welcome to Fairbanks Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom second floor apartment.

The Living Room offers plenty of space for living room furniture and a door opens to a useful storage cupboard. A large window boasts impressive views of the communal gardens and owners conservatory, these views can also be seen from 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 and space for a full sized fridge/freezer.

The Bedroom is a good-sized double with a built in wardrobes. 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 shower cubicle, WC, wash basin and storage cabinet.

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

Call us today to book your viewing at Fairbanks Lodge!

Features

- One bedroom second floor apartment
- Fitted kitchen
- Great location close to the town centre & excellent transport links
- Well maintained communal gardens
- Lodge manager available 5 days a week
- Owners lounge & kitchen with regular social events
- On site parking for owners
- Call warden service
- 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 31st March 2027):
£4,240.76 per annum.

Ground Rent is not collected at this development

Council Tax Band C

189 year lease from September 1988.

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.

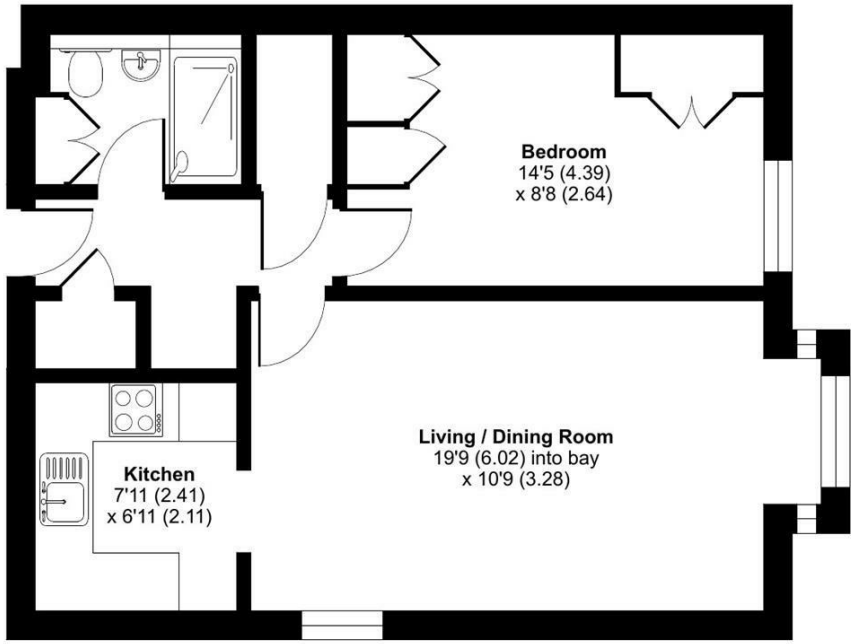
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning and maintenance, garden maintenance, lift maintenance, lodge manager.

EPC Rating: C

Furzehill Road, Borehamwood, WD6

Approximate Area = 511 sq ft / 47.5 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1333419

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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