



Asking Price £165,000 Leasehold

1 Bedroom, Apartment - Retirement

35, Beecham Lodge Somerford Road, Cirencester, Gloucestershire, GL7 1WR

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Beecham Lodge

This beautiful development of 35 one and two bedroom retirement apartments in Cirencester, a town perfectly situated on the southern border of The Cotswolds, is an ideal place to retire.

Beecham Lodge is located on Somerford Road, a picturesque residential area just half a mile from the centre of Cirencester. Within walking distance, you will find local amenities including a convenience store, pharmacy and local fish and chip shop for those Friday night suppers.

For those venturing further afield Cirencester provides great links via motorway or rail to the cities of Oxford, Bristol and the south coast of Wales. Or stay close to home and take full advantage of the Cotswolds, enjoying leisurely days out exploring nearby Berkeley Castle, the Cotswold Wildlife Park or a family picnic at Sudeley Castle and gardens.

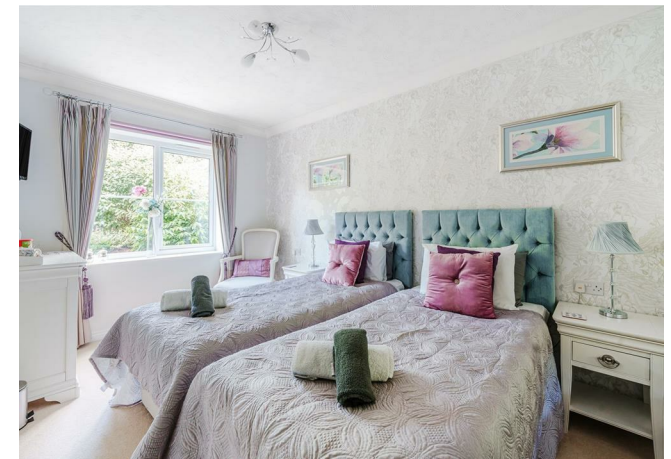
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Beecham 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.

Beecham 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.

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



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# Property Overview

**\*\*ONE BEDROOM RETIREMENT APARTMENT\*\***

**\*\*FURNITURE CAN BE INCLUDED IN THE SALE\*\***

Welcome to Beecham Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom top floor apartment. The property is presented in very good order throughout and is conveniently located near the lift and stairs and with only three other properties sharing the same landing, It also benefits from its position in the quieter rear part of Beecham Lodge.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace. A large window provides lots of natural light.

The Kitchen is accessed via the Living Room 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, washer/dryer, a fridge and freezer. Both washer dryer and freezer have been recently replaced with new.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

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

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

Call us today to book your viewing at Beecham Lodge!



# Features

- One bedroom top floor apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge with regular social events
- 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 of the Guest Suites at all Churchill Living developments across the country
- Close to the town centre & excellent transport links
- Buggy store with charging points
- Landscaped gardens
- Ex show home!



# Key Information

Service Charge (Year ending 31st May 2027): £3,756.85 per annum.

Approximate Area = 459 sq ft / 42.6 sq m  
For identification only - Not to scale

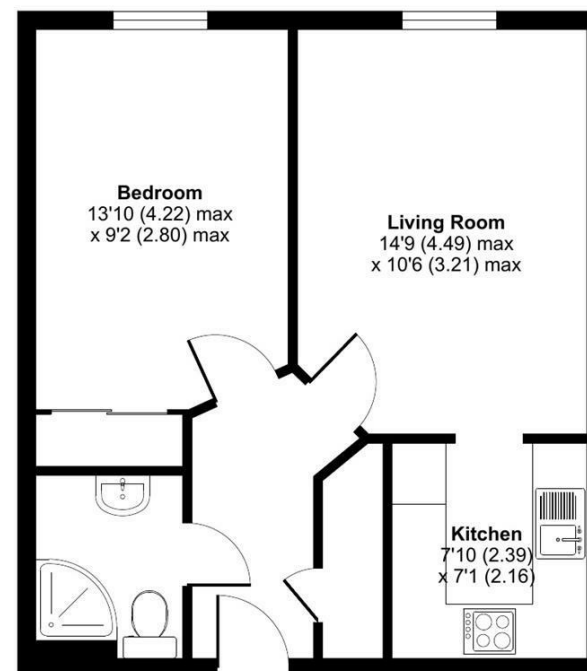
Ground Rent: £760.94 per annum. To be reviewed November 2029

Council Tax: Band C

125 year Lease commencing 2015

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, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1319001

**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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