



Asking Price £110,000 Leasehold

1 Bedroom, Apartment - Retirement

23, Castle Lodge Gladstone Road, Chippenham, Wiltshire, SN15 3YY

📞 0800 077 8717

✉️ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Castle Lodge

Castle Lodge is a development of 46 one and two bedroom retirement apartments in Chippenham. The lodge is perfectly placed less than a mile from the local high street with a wealth of independent shops, High Street stores, restaurants and cafés.

Castle Lodge is conveniently located for local bus routes and is situated less than a mile from Chippenham Train station which offers connections to London Paddington and Bristol Temple Meads.

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.

Castle 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.

Castle 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.

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



Property Overview

****ONE BEDROOM SECOND FLOOR
RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located for the lift, laundry room and roof terrace and offered with no onward chain.

The living room offers ample space for living and dining room furniture. A window provides natural light and a door leads through to the kitchen.

The kitchen offers 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 fridge and freezer.

The bedroom is a good sized double room with a built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Call us today to book your viewing!



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
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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 31st May 2027) £2,947.26 per annum.

Ground rent: £663.56 per annum. To be reviewed July 2027.

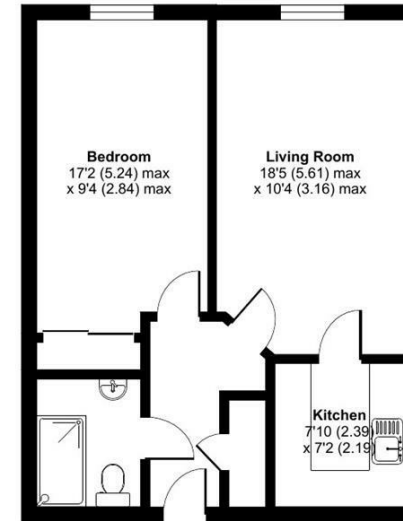
Council Tax Band A

125 year Lease commencing September 2006

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.

Approximate Area = 538 sq ft / 50 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1416477

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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