

Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

45, Nicholls Lodge South Street, Bishop's Stortford, Hertfordshire, CM23 3FN

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Churchill
Sales & Lettings
Retirement Property Specialists

Nicholls Lodge

Nicholls Lodge is located in the market town of Bishop's Stortford which has numerous historical buildings including The Corn Exchange, the Museum and the remains of the Motte and Bailey Waytermore Castle. The development is located close to the River Stort in South Street which has a good selection of eateries, hairdressers and clothes shops as well as a doctor's surgery and pharmacies, and is about a 5 minute walk to Jackson Square which has a supermarket, shops and cafes. There is a good selection of other shops, eateries and a farmer's market within the town.
Train services from the town include services to London, Cambridge, Stratford and Stansted Airport and there are good services to many places of interest with local buses and national coach services.
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape.

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. Prices are available from the Lodge Manager.

Nicholls 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 entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Nicholls 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.

Nicholls 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 THIRD FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment located in the popular development of Nicholls Lodge! The property is West facing and provides spacious accommodation throughout.

The Living Room is substantial in size, offering ample space for living and dining room furniture. There is a feature electric fire with attractive surround. Two large windows provide lots of natural light and a door leads through to the Kitchen.

The Kitchen is also generous in size, offering 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, a fridge and freezer. A window provides light and ventilation.

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

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

Perfectly complementing this wonderful apartment are two storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- One bedroom third floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Wellbeing Suite and Communal Laundry Room
- Lift to all floors
- 24 Hour emergency Careline system
- Intruder Alarms and door entry system
- Car Parking and Communal Gardens
- 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): £3,271.43 per annum

Ground rent £718.40 per annum. To be reviewed in May 2029

Council Tax Band: C

125 year Lease commencing 2015

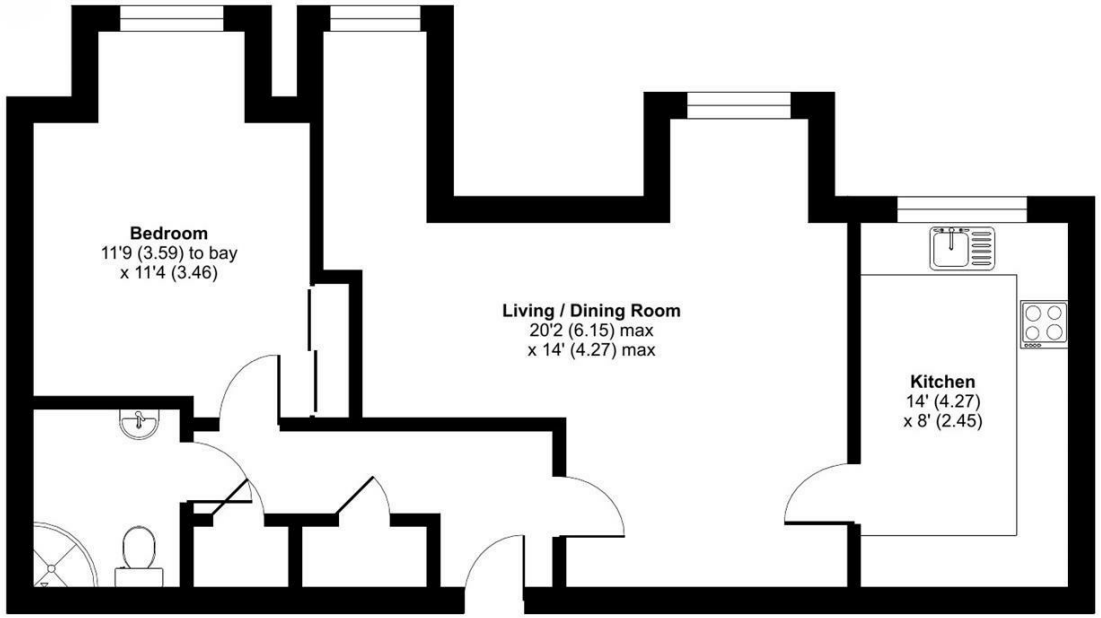
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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: C

Approximate Area = 671 sq ft / 62.3 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 2026. Produced for Churchill Sales & Lettings Limited. REF: 1494147

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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