

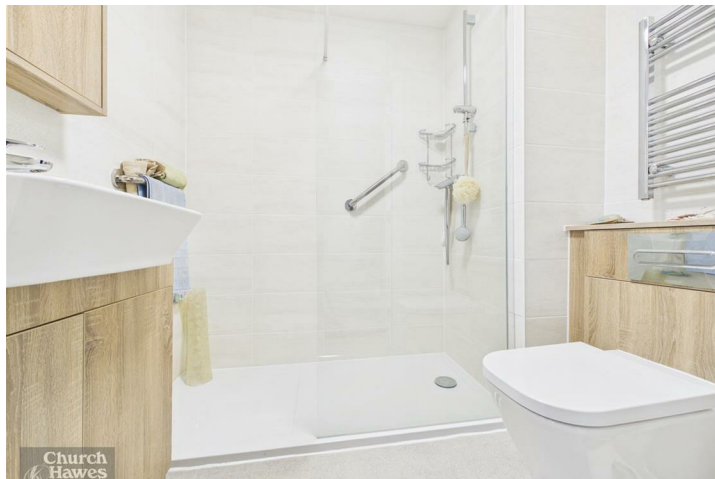


Ryland Drive, Witham, CM8 1ZG
Price £300,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCTAED WITHIN THE HIGHLY DESIRABLE Mill Green Lodge development just off Witham High Street, this bright and sunny one-bedroom retirement apartment offers an exceptional balance of comfort, independence, and security. Designed specifically for modern independent living (with age restrictions requiring at least one resident to be 60 or over), the property features a welcoming hallway with generous storage, a light-filled living room that opens directly onto an undercover outdoor terrace, and a contemporary fitted kitchen complete with integrated appliances. Further highlights include a spacious double bedroom with fitted mirrored wardrobes and a sleek, fully tiled shower room. Residents of Mill Green Lodge benefit from a vibrant and supportive community atmosphere, boasting an on-site Lodge Manager, a 24-hour Careline system, and a sociable Owners' Lounge hosting regular events. Perfectly positioned within walking distance of local shops, cafés, and the picturesque River Brain walk, the development also provides peace of mind with secure video entry, a guest suite for visiting family, and parking provisions, making it an ideal tranquil retreat in the heart of Essex. EPC: B, Council Tax: C.



Communal Entrance

Visual telecom entry system, communal door, Communal Hall leading to property.

Entrance Hall

Residents telecom entry panel, full length storage cupboard, further full length cupboards housing immersion heater, illuminated light switches, coved to ceiling, doors to further accommodation including

Shower Room 6'1 x 5'2 (1.85m x 1.57m)

Tiled double shower, wash hand basin with vanity unit, low level w.c., heated towel rail, extractor fan.

Bedroom 13'8 x 9'2 (4.17m x 2.79m)

Double glazed window, fitted double wardrobe with sliding mirrored doors, coved to ceiling, electric heater.

Living Room 18'2 x 10'4 (5.54m x 3.15m)

Double glazed window to side, further double glazed window and door to terrace, wall mounted electric heaters, coved to ceiling and door to:

Kitchen 7'8 x 7'2 (2.34m x 2.18m)

Double glazed window, range of units, integrated fridge/freezer, integrated oven, four ring hob and extractor fan, stainless steel sink/drainage unit with mixer tap set into work surface, space and plumbing for washing machine, tiled splash backs, wood effect flooring.

Outdoor Terrace 6'4 x 5'9 (1.93m x 1.75m)

Undercover paved terrace area.

Property additional highlights

Conveniently located with easy access to the guest suite and refuse room.

Close to parking for added convenience.

Easy access to the mobility scooter charging station.

Sunny and bright throughout the day, creating a welcoming and pleasant environment.

Mill Green Lodge Further information

NOTE THIS FURTHER INFORMATION NEEDS TO BE

VERIFIED BY THE SELLER.

Mill Green Lodge is an attractive development of 58 one and two-bedroom retirement apartments, ideally situated just off Witham High Street in the heart of Essex. Conveniently positioned between Chelmsford and Colchester, and approximately eight miles from Braintree, the development offers an excellent balance of independent living, comfort and convenience.

The town centre is just a short walk away, offering a delightful mix of traditional and modern architecture, alongside a variety of shops, cafés and restaurants. For those who enjoy the outdoors, the picturesque River Brain walk provides a pleasant setting for a leisurely stroll. With excellent transport links and Southend-on-Sea approximately 26 miles away, Witham is also well placed for exploring the surrounding area and travelling further afield.

Designed to provide a welcoming and secure environment, Mill Green Lodge benefits from an on-site Lodge Manager who is available throughout the day to assist owners and oversee the smooth running of the development. The Owners' Lounge provides a sociable space where regular events and activities take place, including coffee mornings and games afternoons, helping to create a friendly and vibrant community. A guest suite is also available for visiting friends and family, with access to guest suites at Churchill Living developments nationwide.

Safety and peace of mind are key features of the development, with each apartment benefiting from an emergency Careline system, monitored by the Lodge Manager during the day and the Careline team 24 hours a day, 365 days a year. Additional features include an integrated intruder alarm, secure video entry system and comprehensive fire and smoke detection systems throughout the apartments and communal areas.

Mill Green Lodge is professionally managed by the award-winning Churchill Estates Management, working alongside Churchill Living and Churchill Sales & Lettings

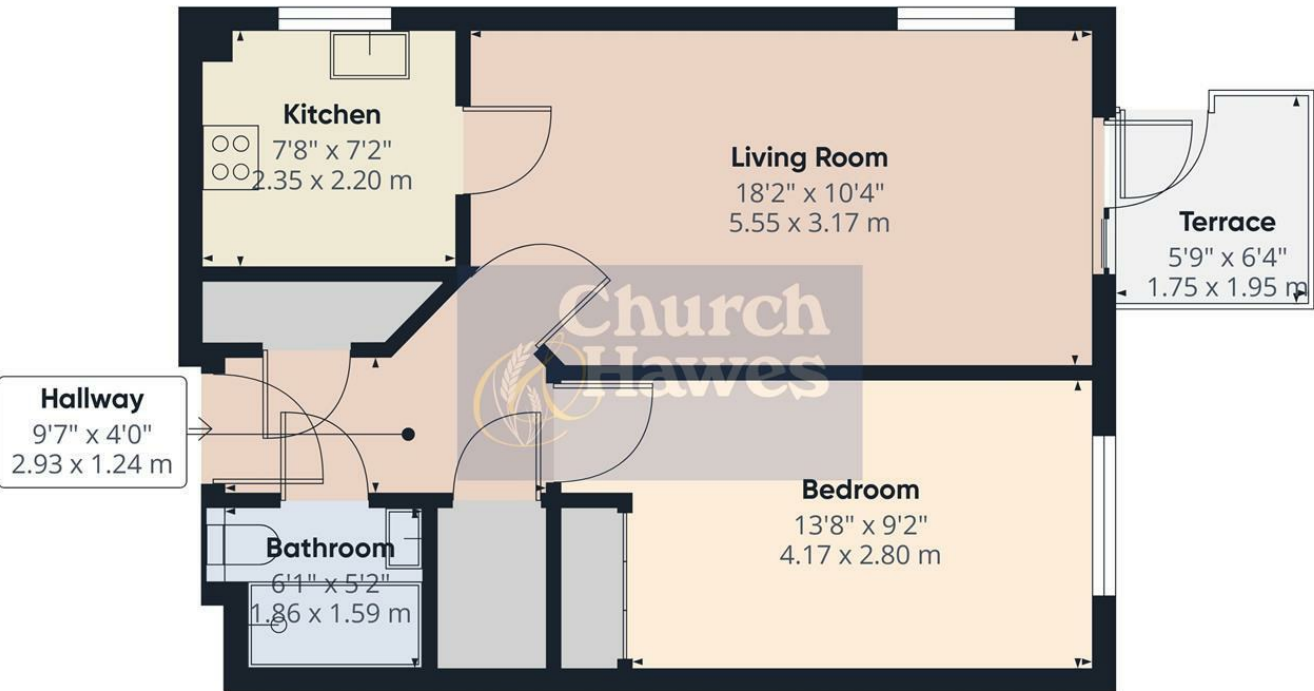
to maintain high standards of service and upkeep throughout the development.

Additional Information

- Age Restrictions: At least one apartment owner must be aged 60 or over, with any second owner aged 55 or over.
- Lease: 999-year lease commencing January 2023.
- Ground Rent: Not payable.
- Service Charge: £2,640.93 per annum for the year ending 30th November 2026.
- Council Tax: Band C.
- Pets: Subject to approval and the terms of the lease and any applicable regulations set by Churchill Estates Management.

The annual service charge includes the Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden and lift maintenance, the Lodge Manager service, and a contribution towards the contingency fund.





Approximate total area^m
493 ft²
45.7 m²

Balconies and terraces
36 ft²
3.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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