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**Asking Price £575,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Gifford Lodge

Gifford Lodge is an attractive development of 29 one bedroom and two bedroom Retirement apartments arranged over three floors. The Lodge, which overlooks Twickenham Green within the Twickenham Green Conservation Area, is built in the former gardens of a Twickenham Mansion. It is ideally located for the main shopping area of Twickenham and the traditional shops of Strawberry Hill.

Twickenham is bordered on the South-Eastern side by the River Thames which offers relaxing river walks at Radnor Gardens and two royal Parks – Bushy Park and Richmond Park – are both in close proximity offering a fantastic space to observe wildlife.

Twickenham is known as the home of Rugby and boasts a great range of local amenities as well as easy links into the city of London.

Gifford Lodge's Manager is on hand throughout the day to support the owners 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.

Gifford 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. A 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.

Gifford 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.

Gifford 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

\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\*

Welcome to Gifford Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property is conveniently located near the Owners Lounge and Entrance and is presented in good order throughout.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A French door opens to the owners private patio with views of the communal gardens while dual aspect windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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, washer/dryer, microwave, fridge and freezer. A window provides light and ventilation.

Bedroom One is a generous 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.

An Ensuite offers a shower cubicle with handrail, heated towel rail, WC and wash basin.

Bedroom Two is another good-sized room that could also be used as a separate dining room, study or hobby room.

The Bathroom offers a bath tub with an overhead shower and handrail, heated towel rail, WC and wash basin with vanity unit beneath.

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

Call us today to book your viewing at Gifford Lodge!



# Features

- Two bedroom ground floor apartment with patio
- 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
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors
- Buggy store
- 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



# Key Information

Service Charge (Year Ending 31st May 2026): £6,102.08 per annum.

Ground rent £713.38 per annum. To be reviewed in May 2026

Council Tax Band E

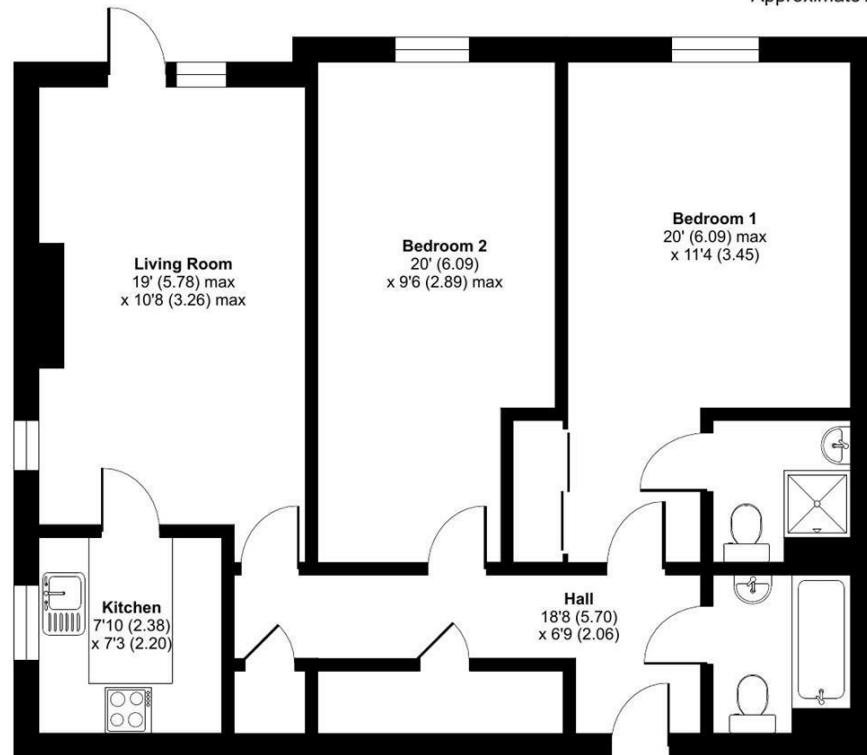
125 year lease commencing 2012

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.

EPC Rating: C

Approximate Area = 860 sq ft / 79.9 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). ©niches.com 2025. Produced for Churchill Sales & Lettings Limited. REF: 1279407

**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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