

Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

30, Fairbanks Lodge Furzehill Road, Borehamwood, Hertfordshire, WD6 2DQ

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Fairbanks Lodge

Fairbanks Lodge is a development of 38 one and two bedroom retirement apartments conveniently situated close the heart of Borehamwood. The town is a 5 minute walk to the High Street shops and the Borehamwood Shopping Centre. Elstree and Borehamwood bus and train station are also a short walk away.

Borehamwood is close to London with its many attractions, yet within easy reach of the Hertfordshire countryside; Hatfield House and the historic city of St. Albans are only a matter of minutes away. The Lodge is extremely convenient for travel, close to the A1(M), M1 and M25 motorways. The town is also well served by buses with trains taking half an hour into the centre of London.

Fairbanks Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons. There is also a hobby room and library as well as a dedicated luggage store.

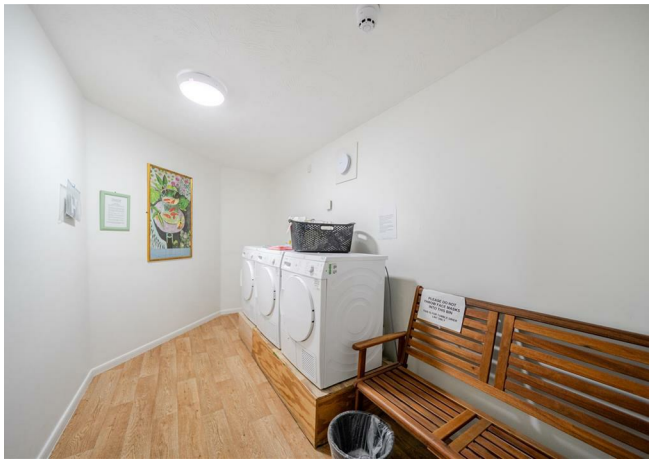
A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager. There is also a communal tumble drying room.

Fairbanks Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Fairbanks Lodge requires at least one apartment resident to be over the age of 60.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY & GARDEN VIEWS

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located near the lift, providing easy access within the development and is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture. Double opening French doors lead to a private balcony with views over the front communal gardens and windows provide lots of natural light.

The Kitchen 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 fan over, space for a washing machine and a fridge/freezer.

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

The Shower Room offers a large shower with handrail, a WC, wash hand basin and a mirrored cabinet.

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

This apartment must be viewed!







Features

- One bedroom first floor apartment with balcony
- Great location close to the town centre & excellent transport links
- Owners lounge & Kitchen with regular social events
- Well maintained communal gardens
- Owners car park
- 24 Hour Careline system for safety and security
- On site lodge manager
- 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 March 2027):
£4,220.84 per annum.

Ground Rent is not collected at this development.

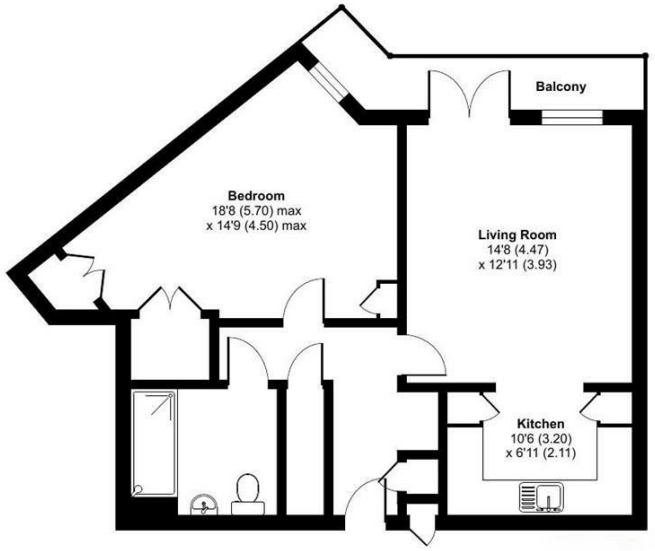
Council Tax Band C

The Lease is 189 years from 1st September 1988

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 and maintenance, garden maintenance, lift maintenance, lodge manager, a contribution towards the contingency fund.

Approximate Area = 660 sq ft / 61.3 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). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1549453

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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