

Asking Price £169,950 Leasehold

1 Bedroom, Apartment - Retirement

26, Beecham Lodge Somerford Road, Cirencester, Gloucestershire, GL7 1WR

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

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Retirement Property Specialists

Beecham Lodge

This beautiful development of 35 one and two bedroom retirement apartments in Cirencester, a town perfectly situated on the southern border of The Cotswolds, is an ideal place to retire.

Beecham Lodge is located on Somerford Road, a picturesque residential area just half a mile from the centre of Cirencester. Within walking distance, you will find local amenities including a convenience store, pharmacy and local fish and chip shop for those Friday night suppers.

For those venturing further afield Cirencester provides great links via motorway or rail to the cities of Oxford, Bristol and the south coast of Wales. Or stay close to home and take full advantage of the Cotswolds, enjoying leisurely days out exploring nearby Berkeley Castle, the Cotswold Wildlife Park or a family picnic at Sudeley Castle and gardens.

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.

Beecham 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 unrivaled peace of mind.

Beecham 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.

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







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

SOUTHERLY FACING

NO CHAIN

Welcome to the popular development of Beecham Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom retirement apartment. The property is presented in very good order throughout and is offered with no onward chain.

The Living room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A window provides lots of natural light and a door leads through to the kitchen.

The Kitchen offers a range of eye and base level units with work surfaces over and tiled splashbacks. There is a range of integrated appliances including a washer/dryer, fridge and freezer, The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood. A window allows for light and ventilation.

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

The bathroom room offers a specially adapted walk in bath with a rising bath seat and an overhead shower. There is also a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a large walk in storage cupboard located in the hallway that provides ample storage and benefits from built in shelving.

Call us today to book your viewing!







Features

- One bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park & Lift to all floors
- A Guest Suite is available for your friends and family to stay in
- Lovely communal gardens
- Southerly facing







Key Information

Service Charge (Year ending 31st May 2027): £3,756.85 per annum.

Ground Rent: £760.94 per annum. To be reviewed November 2029

Council Tax: Band C

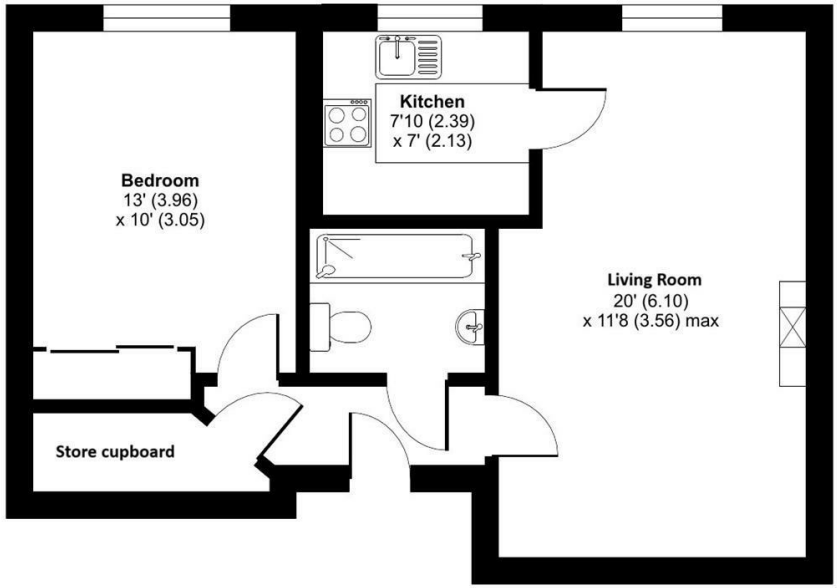
125 year Lease commencing 2015

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, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



EPC Rating: C

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF:

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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