

Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Gilbert Lodge 2 Wilmot Lane, Beeston, Nottingham, Nottinghamshire, NG9 1EB

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Retirement Property Specialists

Gilbert Lodge

Gilbert Lodge lies in the heart of the bustling town of Beeston in Nottinghamshire featuring 53 one and two bedroom apartments. In a prime position to explore the local area, uniquely offering a tram stop right outside, Gilbert Lodge is the ideal place to enjoy an active and fulfilling retirement. Next door to the lodge is a Co-operative convenience store for everyday essentials and a short distance from the lodge is the shopping area along High Road. Cafés are to be found around the main shopping centre, "The Square" — the centre of Beeston, most of which is pedestrianised. There are a number of chain stores in Beeston including Boots, Argos, B&M, Sainsburys, Lidl and Tesco Express as well as independent stores and a variety of cafés and restaurants in which to relax. For every day banking there is a Post office in the town centre together with several banks and building societies. With a medical centre and opticians nearby you have everything you need right on your doorstep.

The Attenborough Nature Reserve and Centre is less than a 10 minute drive away from Beeston and makes for a great day out with friends and family. This nationally important site is best known for its' birds with over 250 species recorded, and also for its' wide variety of plants and insects. The stunning Wollaton Hall Deer Park and Gardens is also located nearby, offering events all year round, so there is always plenty to do.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Gilbert 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.

Gilbert 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.

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







Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom apartment is conveniently located near the lift and stairs, providing easy access within the development and is offered with vacant possession and no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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 hood over, washing machine and a fridge/freezer.

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

The Shower Room offers a large walk-in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing!







Features

- One bedroom first floor apartment with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Beautifully landscaped gardens
- Lift to all floors
- Owners' private car park
- 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
- No onward chain







Key Information

Service Charge (Year ending 28th February 2027)
£2,531.20 per annum.

Ground rent is not charged at this Development.

Council Tax Band A

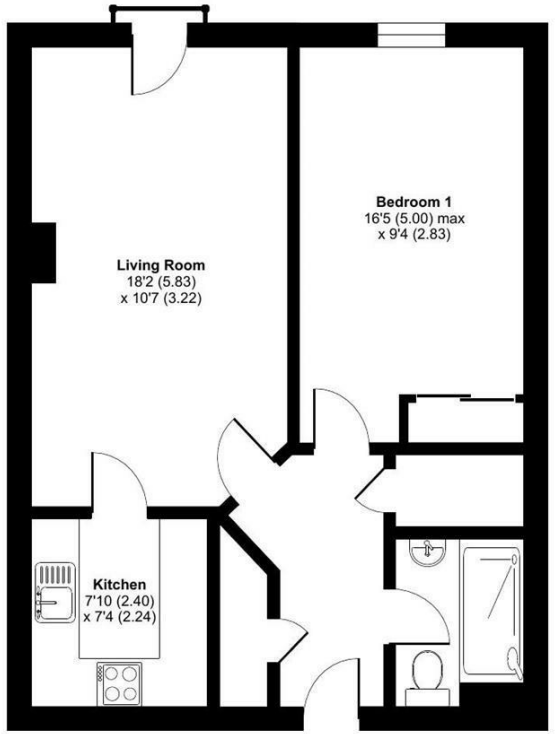
999 year Lease commencing 2023

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

EPC Rating: B

Approximate Area = 564 sq ft / 52.3 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: 1541105

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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