



£395,000 Leasehold

2 Bedroom, Apartment - Retirement

47, Nicholls Lodge South Street, Bishops Stortford, Hertfordshire, CM23 3FN

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Nicholls Lodge

The Apartment heating is included in the Service Charge.

Nicholls Lodge is located in the market town of Bishop's Stortford which has numerous historical buildings including The Corn Exchange, the Museum and the remains of the Motte and Bailey Waytermore Castle. The development is located close to the River Stort in South Street which has a good selection of eateries, hairdressers and clothes shops as well as a doctor's surgery and pharmacies, and is about a 5 minute walk to Jackson Square which has a supermarket, shops and cafes. There is a good selection of other shops, eateries and a farmer's market within the town.

Train services from the town include services to London, Cambridge, Stratford and Stansted Airport and there are good services to many places of interest with local buses and national coach services.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape.

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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Nicholls 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 entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

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

Nicholls 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

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom third floor apartment, conveniently located for the lift. The property is presented in fantastic order and benefits from a separate Cloakroom.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is also a useful storage cupboard.

The Kitchen is accessed via the Lounge 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, a fridge and a freezer. A window allows for light and ventilation.

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

Bedroom Two is another good size room, currently used as a Dining Room.

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

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



# Features

- Two bedroom third floor retirement apartment with no forward chain
- Convenient for the lift
- Excellent decorative order throughout and separate Cloakroom
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Fully fitted kitchen with integrated appliances
- Guest Suite, Wellbeing Suite and Communal Laundry Room
- 24 Hour emergency Careline system
- Intruder Alarms and door entry system
- Car Parking and Communal Gardens



# Key Information

Service Charge (Year Ending 31st May 2024):  
£6,036.93 per annum.

Ground rent £789.58 per annum. To be reviewed in  
May 2029

Council Tax Band: D

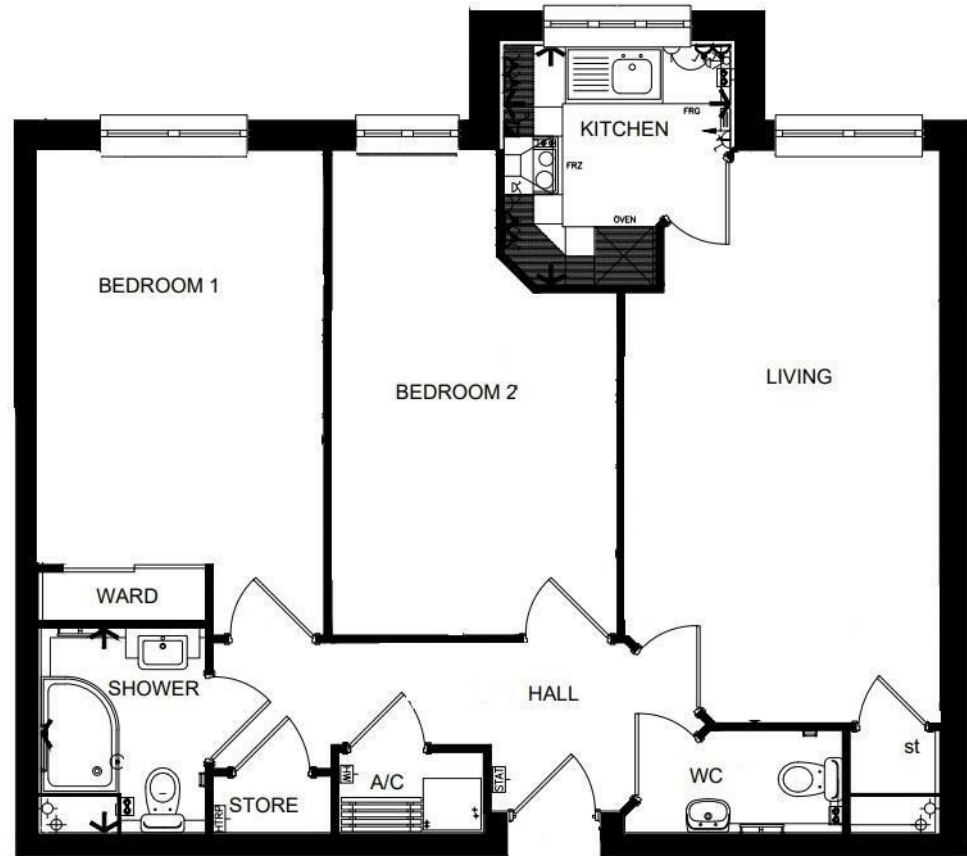
125 year Lease commencing 2015

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

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: C



Living	Width	10'-6" [3190]	max	Length	19'-2" [5835]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower Room	Width	5'-7" [1690]	max	Length	6'-11" [2100]	max
Bedroom 1	Width	9'-6" [2890]	max	Length	16'-2" [4935]	max
Bedroom 2	Width	9'-8" [2940]	max	Length	16'-2" [4935]	max

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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