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Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 0800 077 8717

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**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.

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.

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.

Fairbanks 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 unrivalled peace of mind.

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.



# Property Overview

\*\*\*\*1 Bedroom Retirement Property \*\*\*\*

Churchill Sales & Lettings are pleased to be marketing this one bedroom first floor apartment, presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace and surround.

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, space for a fridge/freezer and plumbing for a washing machine.

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

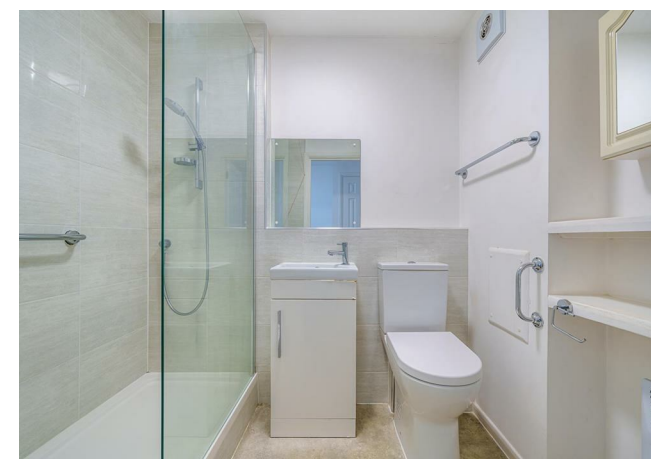
The Shower Room offers a large walk in shower with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom first floor retirement apartment
- No onward chain
- Fitted kitchen
- Well maintained communal gardens
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- Great location close to the town centre & excellent transport links
- 24 Hour Careline system for safety and security
- On Site Parking for Owners
- 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.



# Key Information

Service Charge (Year Ending 31st March 2025):  
£4,025.19 per annum.

Ground Rent is not collected at this development.

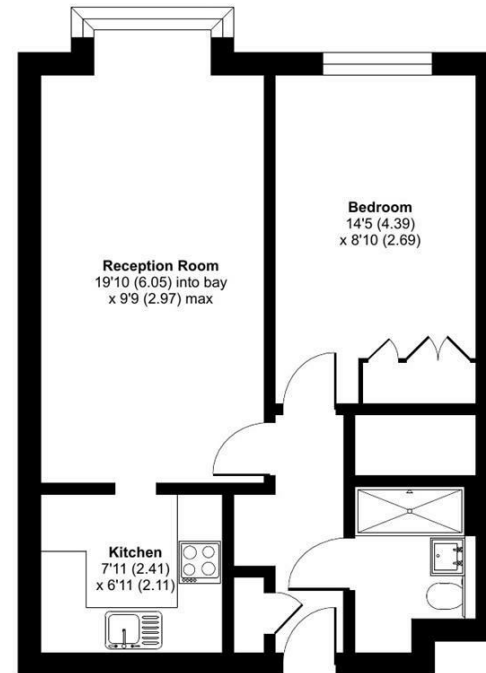
Council Tax Band C

The Lease for this apartment is valid from 1st  
September 1988 to 31st August 2177

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.

Approximate Area = 494 sq ft / 45.9 sq m  
For identification only - Not to scale



EPC Rating: B



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: 1141692

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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