



Asking Price £169,950 Leasehold

1 Bedroom, Apartment - Retirement

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

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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 has much to offer with a wide range of shops and services.

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 and trains.

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 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The neutrally decorated Lounge offers ample space for living and dining room furniture.

The Kitchen, which is accessed via the Lounge, offers a range of eye and base level units with working surfaces over and splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer.

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 shower cubicle with handrail, a WC and wash hand basin.

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



Features

- One bedroom first floor retirement apartment
- Good decorative order throughout
- Fitted kitchen
- Well maintained communal gardens
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- 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

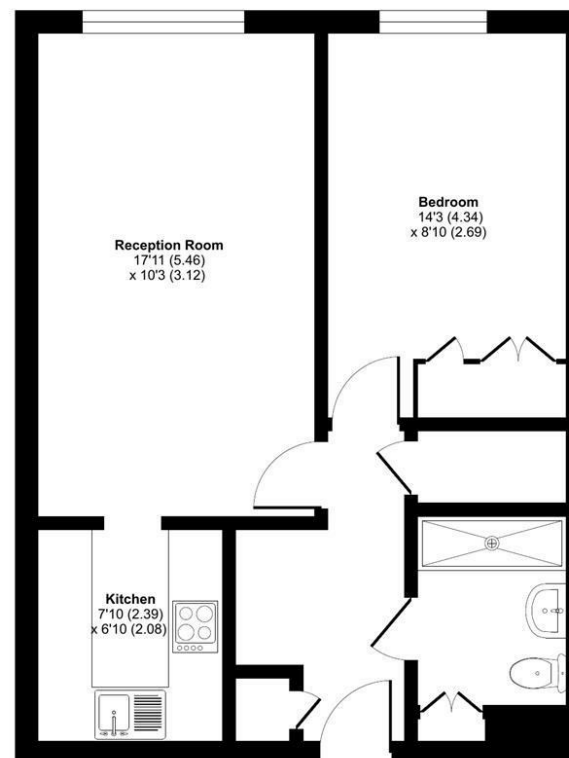
Council Tax Band C

For Lease information please check with Churchill
Estates Management

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.

EPC Rating: B



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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