



Asking Price £210,000 Leasehold

1 Bedroom, Apartment - Retirement

21, Chelmer Lodge New London Road, Chelmsford, Essex, CM2 0FY

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Sales & Lettings  
Retirement Property Specialists

# Chelmer Lodge

Situated on New London Road, Chelmer Lodge is a stylish development of 55 one and two bedroom retirement apartments.

Chelmsford hosts many international restaurants situated around the town, three theatres, two cinema complexes and at many of the Inn's and wine bars a thriving music and comedy circuit. Blending the vibrancy of the 800-year-old traditional undercover market, which operates every Tuesday to Saturday and the vitality of two contemporary large shopping malls and traditional high street and farmers' market, Chelmsford offers one of the best shopping experiences in Essex.

There is a regular train service from Chelmsford station where you can take the Greater Anglia route north along the East coast towards the popular seaside towns of Lowestoft and Great Yarmouth, historical Norwich and Ely along with tranquil Sheringham and Cromer. From Harwich International Port you can catch the ferry to Holland or take a cruise to Scandinavia or the Baltic's and other European destinations. For your worldwide travel, London Stansted airport is located just 18 miles distant from Chelmsford.

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

Chelmer 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.

Chelmer 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

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Welcome to Chelmer Lodge! This delightful one bedroom first floor retirement apartment is presented in good order throughout and is conveniently located near the stairs for easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a large window provides lots of natural light.

The Kitchen is accessed via the Lounge 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, a fridge/ freezer and washer/dryer. A window provides light.

The Bedroom is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A window keeps this lovely bedroom bright and light.

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

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the Hallway.

Call us today to book your viewing at Chelmer Lodge!



# Features

- One bed first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- 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.
- Landscaped gardens



# Key Information

Service Charge (Year ending 31st May 2025):  
£3,420.83 per annum.

Ground rent: £817.46 per annum. To be reviewed  
September 2030

Council Tax: Band D

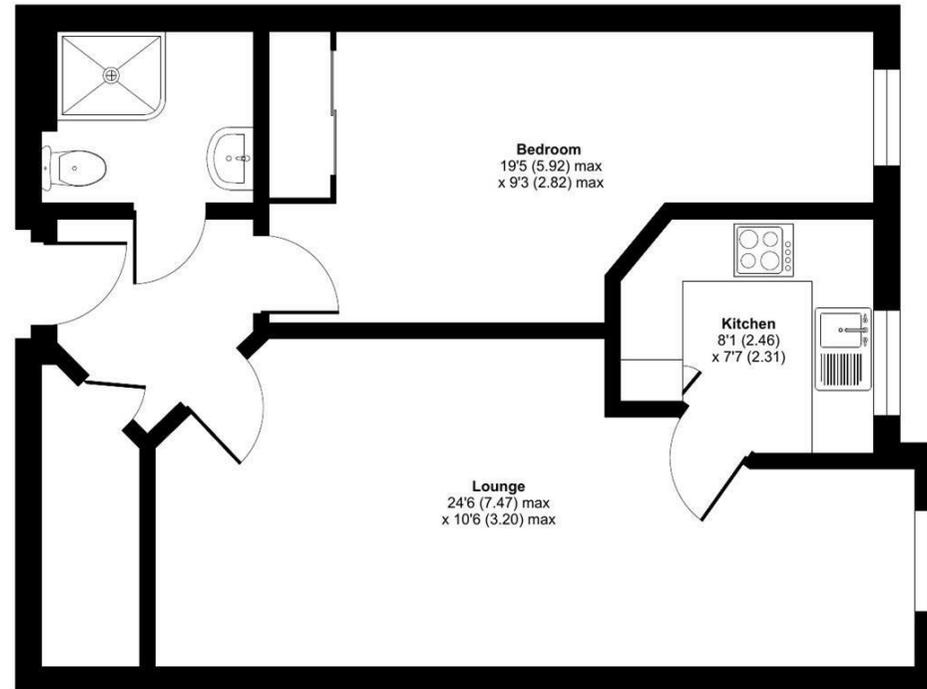
125 year lease years commencing 2016

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.

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.

Approximate Area = 551 sq ft / 51.1 sq m  
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2024.  
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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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