



Asking Price £320,000 Leasehold

2 Bedroom, Apartment - Retirement

27, Beecham Lodge Somerford Road, Cirencester, Gloucestershire, GL7 1WR



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Beecham Lodge

This beautiful development of 35 one and two bedroom retirement apartments in Cirencester, a town perfectly situated on the southern border of The Cotswolds, is an ideal place to retire.

Beecham Lodge is located on Somerford Road, a picturesque residential area just half a mile from the centre of Cirencester. Within walking distance, you will find local amenities including a convenience store, pharmacy and local fish and chip shop for those Friday night suppers.

For those venturing further afield Cirencester provides great links via motorway or rail to the cities of Oxford, Bristol and the south coast of Wales. Or stay close to home and take full advantage of the Cotswolds, enjoying leisurely days out exploring nearby Berkeley Castle, the Cotswold Wildlife Park or a family picnic at Sudeley Castle and gardens.

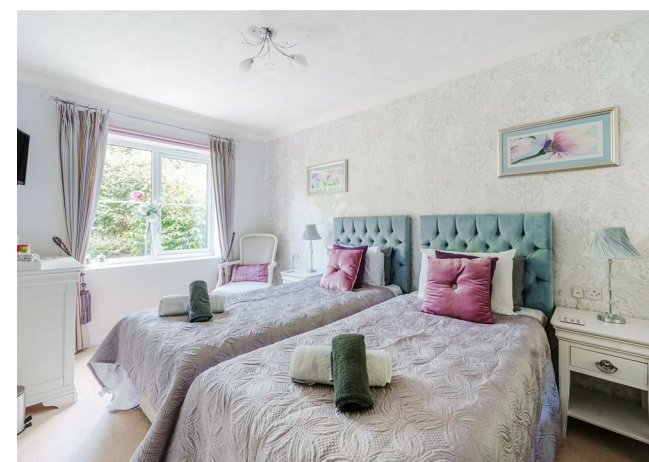
The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Beecham 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.

Beecham 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.

Beecham 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

****TWO BEDROOM RETIREMENT APARTMENT IN CIRENCESTER****

Welcome to Beecham Lodge! This delightful two bedroom first floor retirement apartment is presented in good order throughout and is conveniently located near the Lift providing easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A large window 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, a fridge, freezer and washer dryer. Windows provide light and ventilation.

Bedroom One is a generous double room with a built-in wardrobe. There is plenty of space for additional furniture if required. A large window keeps this bedroom bright and light.

Bedroom Two is another good-sized room with a built-in wardrobe. This room is currently being used as a separate Living Room but could also be used as a Study or Hobby Room.

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

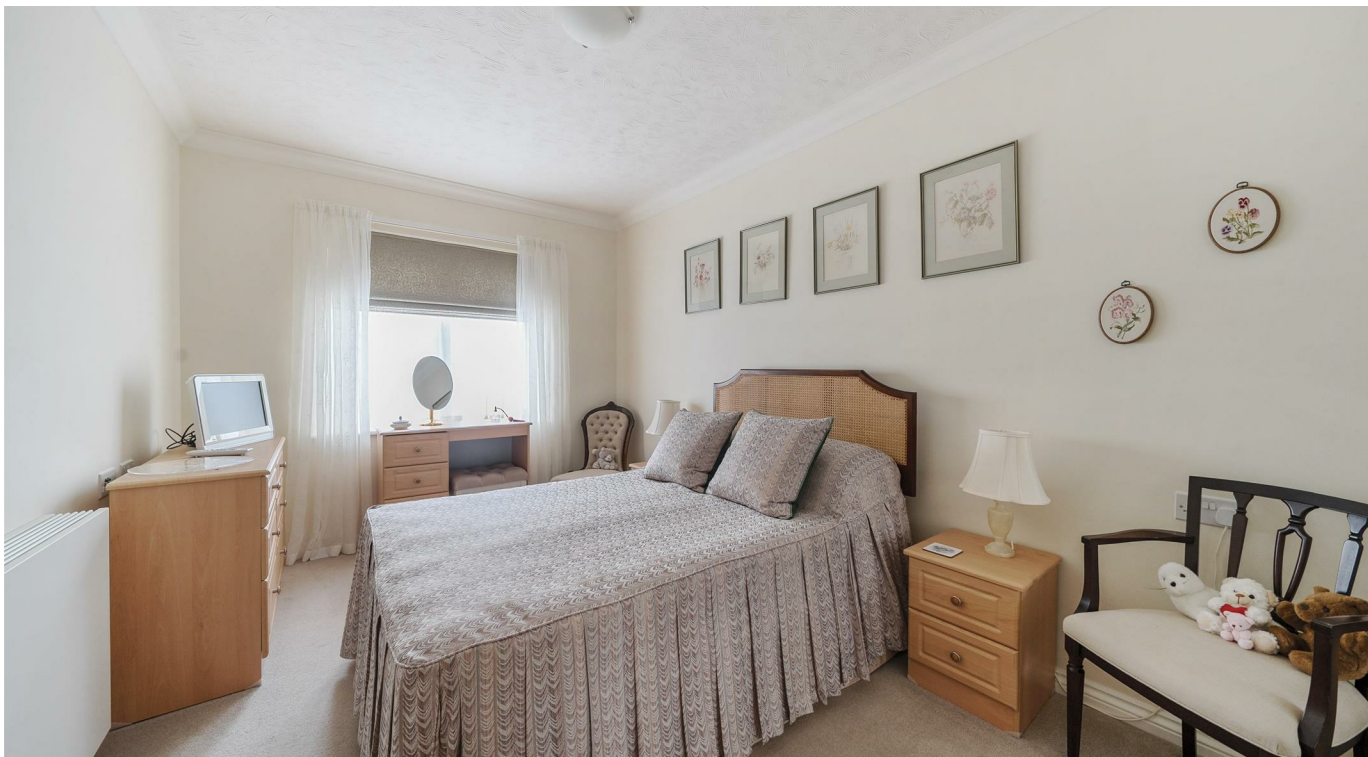
Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Beecham Lodge!



Features

- Two bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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



Key Information

Service Charge (Year ending 31st May 2025):
£4,712.48 per annum.

Ground Rent: £836.34 per annum. To be reviewed
November 2029

Council Tax: Band D

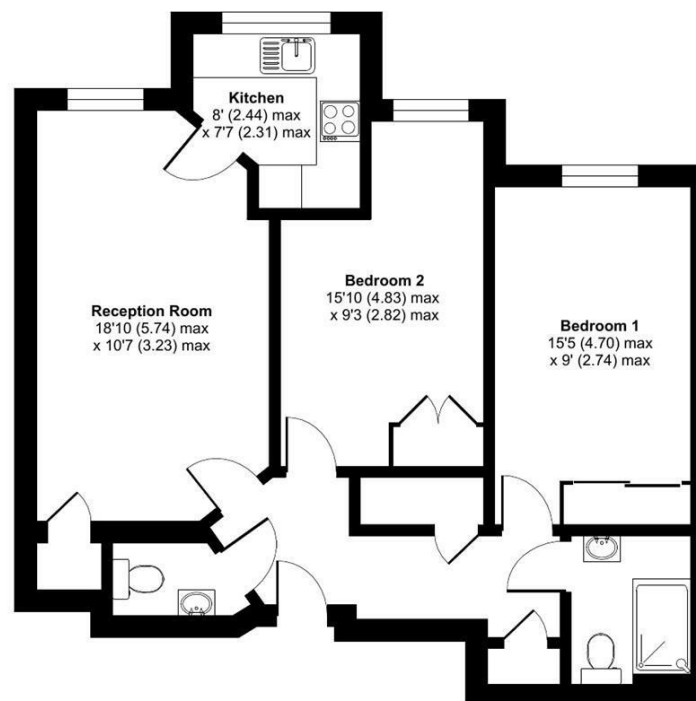
125 year Lease commencing 2015

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, 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 = 709 sq ft / 65.8 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). © nclhecom 2025.
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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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