



£1,250 PCM

1 Bedroom, Apartment - Retirement

44 Chelmer Lodge 111 New London Road, Chelmsford, CM2 0FY

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# 44 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 Retirement 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 Retirement 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

Churchill Sales & Lettings are delighted to be marketing this one bedroom second floor apartment in the much sought after Chelmer Lodge. The property offers deceptively spacious accommodation and is presented in superb order throughout.

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

The Kitchen, which is accessed via the Lounge, 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, a freezer and washer/dryer. A window offers light and ventilation.

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

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 is a useful storage cupboard located in the hallway.

Heating & water & sewerage rates are included in the rent.



# Features

- A one bedroom second floor apartment
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Fully fitted Kitchen with integrated appliances
- HEATING & WATER & SEWERAGE RATES INCLUDED IN THE RENT
- Fully furnished
- Communal gardens
- Lodge manager available 5 days a week
- Great location in close proximity to local amenities
- Owners carpark



# Key Information

Over 60's Retirement Only

Council Tax Band

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 (Paid by the Landlord) 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.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

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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