



Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

28, Gidea Lodge 220a Main Road, Romford, Greater London, RM2 5HR

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Gidea Lodge

Gidea Lodge is set in a conservation area and approached via a security gated entrance leading to a communal parking area. It is conveniently located close to shops and bus routes and consists of 29 one and two bedroom independent living apartments.

Romford is about 13 miles east of Central London and about five miles northeast of Barking. Rainham to the south is about four miles and Brentwood seven miles.

Gidea Lodge's manager is on hand to support the residents and keep the development in perfect shape.

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.

Gidea Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. A 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.

Gidea 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.

Gidea Lodge requires at least one apartment resident to be over the age of 60.





# Property Overview

**\*\*ONE BEDROOM RETIREMENT APARTMENT WITH GARDEN VIEWS\*\***

Welcome to Gidea Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is presented in fantastic order throughout and is conveniently located near the stairs providing easy access.

The Kitchen is accessed via the Living Room with 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, fridge and freezer.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light as well as garden views.

The Bedroom boasts ample fitted furniture and wardrobes offering generous storage. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle, a heated towel rail, WC and wash basin with vanity unit beneath and mirrored cabinet above.

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

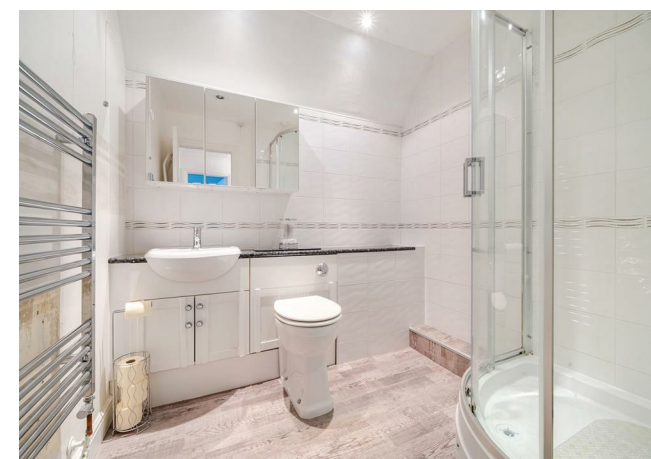
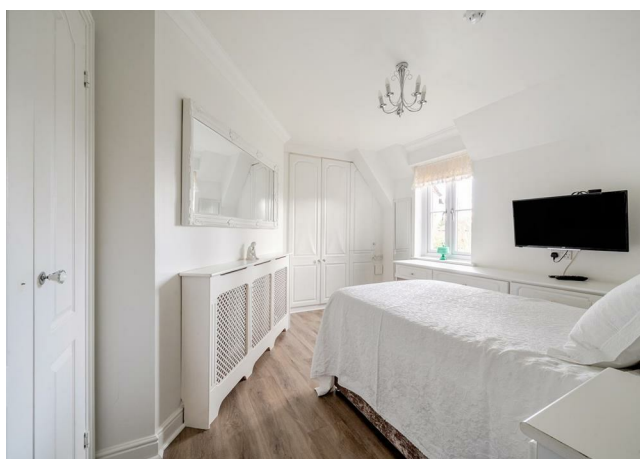
This apartment simply must be viewed!

Call us today to book your viewing at Gidea Lodge!



# Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre and excellent transport links
- House Manager available
- Owners lounge and kitchen with regular social events
- Lift to both floors
- 24 hour emergency Careline system
- 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.
- Owners lounge & communal areas currently being redecorated!



# Key Information

Service Charge (Year ending 30th September 2025): £2,824.72 per annum.

Approximate Area = 505 sq ft / 46.9 sq m  
For identification only - Not to scale

Ground rent: Collected by Proxima GP Properties Limited

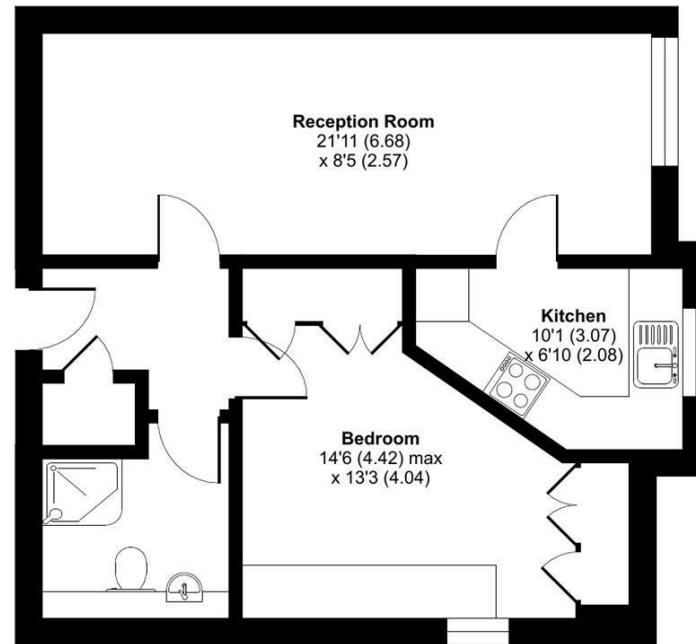
Council Tax: Band C

125 year Lease commencing 1998

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 charge includes: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & House Manager,

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1263880

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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