



Asking Price £399,950 Leasehold

2 Bedroom, Apartment - Retirement

24, Albert Lodge 111 Ock Street, Abingdon, Oxfordshire, OX14 5DQ



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Retirement Property Specialists

Albert Lodge

Albert Lodge is a modern, purpose built development of 39 one and two bedroom retirement apartments located in Abingdon, and has been named after the monument to Prince Albert, which has stood near the heart of the town since 1865 in Albert Park.

This development is close to the town centre and market square which has a good selection of shops and weekly markets. This historical town, being on the Thames, offers many tranquil walks along flat ground and in beautiful parks. The town, which is only six miles from Oxford city centre, also hosts many historical events such as the yearly Abingdon fair which has been running for more than six hundred years.

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.

Albert 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.

Albert 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.

Albert 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

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN ABINGDON****

Welcome to Albert Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers spacious accommodation throughout and is conveniently located near the stairs.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows 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 and freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required. An ensuite offers a curved shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could also be used as a separate dining room, study, or hobby room.

The Bathroom offers a bath with overhead shower and 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 off the hallway.

Call us today to book your viewing at Albert Lodge!



Features

- Two bedroom two bathroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Landscaped Gardens
- 24 hours Careline system for safety and security
- 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 30th November 2025): £4,920.50 per annum.

Approximate Area = 724 sq ft / 67.2 sq m
For identification only - Not to scale

Ground Rent: £625 per annum. To be reviewed November 2030.

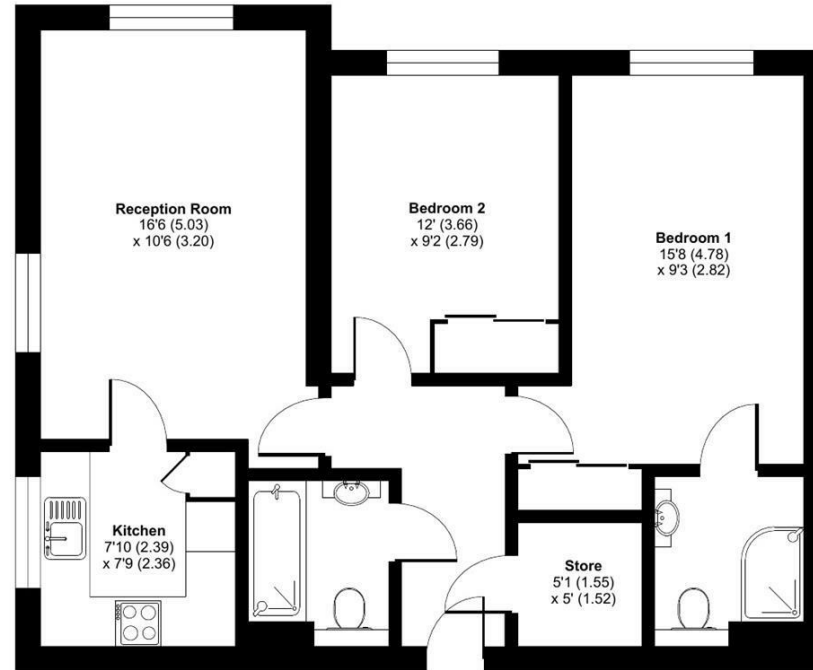
Council Tax: Band D

999 year Lease commencing 2020

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, 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.



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1256697

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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