



Asking Price £225,000 Leasehold

2 Bedroom, Apartment - Retirement

1, Folly Mill Lodge South Street, Bridport, Dorset, DT6 3QS



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Folly Mill Lodge

Folly Mill Lodge is a development of 30 one and two bedroom retirement Apartments and three Cottages located along South Street, next to the museum, and surrounded by the town's local shops. The Lodge provides excellent communal facilities and is set in this delightful West Dorset market town of Bridport with beautiful surrounding coastline.

Folly Mill Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Folly Mill 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. 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.

Folly Mill 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.

Folly Mill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO ACCESS****

****FRESHLY PAINTED & NEW CARPETS THROUGHOUT****

Welcome to Folly Mill Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment presented in fantastic order throughout. The property is conveniently located near the Owners Lounge, Laundry Room and Guest Suite.

The Living Room offers ample space for living and dining room furniture. A french door opens to a patio area and a window provides natural light.

The Kitchen is accessed via the Living Room and 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 and a full-sized fridge/freezer. A window provides light and ventilation.

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

Bedroom Two is another good-sized room with a built-in mirrored wardrobe, it also overlooks a quiet outdoor space. This room could also be used as a separate Study or Hobby Room.

The Shower Room offers a large walk-in shower with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing a Folly Mill Lodge!



Features

- Freshly painted & new carpets throughout
- Two bedroom ground floor apartment with patio access
- Situated in a fantastic location within Bridport town centre
- Lodge Manager available 5 days a week
- Owners lounge and social events
- Owners parking
- 24 hour Careline system for safety and security
- Owners laundry room
- 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.
- Easy access to pretty garden areas



Key Information

Service charge (Year ending 31st August 2025) £2238.30 per annum.

Ground rent: £956.19 per annum. To be reviewed in April 2048.

125 Year lease from 2003

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.

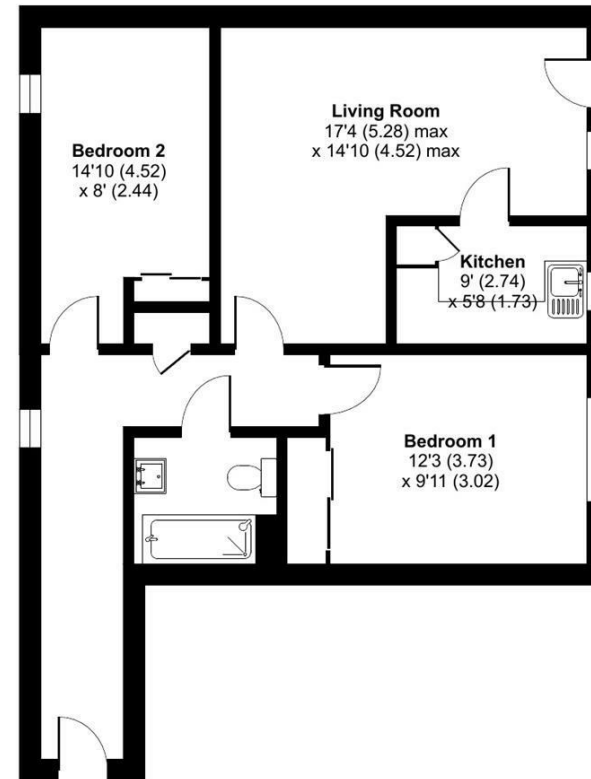
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & lodge manager.

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: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1268478

Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



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.



 **0800 077 8717**

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists