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**Offers Invited £285,000 Leasehold**

2 Bedroom, Apartment - Retirement

26, Gidea Lodge Main Road, Romford, Greater London, RM2 5HR

 0800 077 8717

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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

**\*\*TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT\*\***

Welcome to Gidea Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment with views over the communal gardens. The property is presented in good order and offers spacious accommodation throughout.

The Kitchen is accessed via the Hallway with a range of eye and base level units with working surfaces over. There is a built-in oven, 4-ring hob with extractor hood over, a fridge and freezer as well as space for a dishwasher and washing machine. A window allows for light and ventilation.

The Living Room offers a feature electric fireplace with attractive surround. There is plenty of space for living and dining room furniture and a large window provides lots of natural light.

Bedroom One is a generous double with two fitted wardrobes. There is plenty of space for additional furniture if required and a door opens to an en-suite. A large window keeps this lovely bedroom light and bright.

Bedroom Two is another good-sized room which could be used as a hobby room or study.

The Shower room offers a curved shower cubicle with handrails, a heated towel rail, a WC and wash basin with vanity unit beneath.

A separate WC is located off the hallway and offers a WC with wash hand basin and heated towel rail.

Perfectly complementing this lovely apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Gidea Lodge!



# Features

- Two bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- House Manager available
- Owners lounge and kitchen with regular social events
- Lift to both floors
- 24 hour emergency Careline system
- Great location close to the town centre and excellent transport links
- 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



# Key Information

Service Charge (Year ending 30th September 2025):  
£3,766.32 per annum.

Approximate Area = 799 sq ft / 74.2 sq m  
For identification only - Not to scale

Ground rent: Collected by Proxima GP Properties Limited

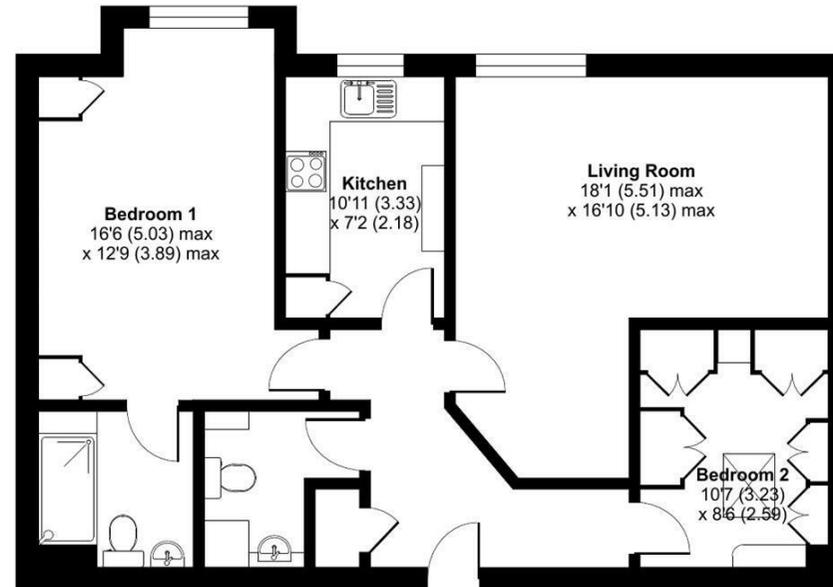
Council Tax: Band D

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: B

 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: 1282215

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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