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**Asking Price £135,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

38, Cavendish Lodge Magdalene Street, Glastonbury, Somerset, BA6 9FD

 **0800 077 8717**

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**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists

# Cavendish Lodge

Cavendish Lodge is a charming development of 38, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Glastonbury boasts a variety of different and interesting shops. Many are independent specialists in their field, offering a good old-fashioned service. You can also visit the market every Tuesday as well as the monthly farmers market. There are plenty of restaurants and cafes serving traditional English Cream Teas and a wide selection of pub-foods.

The main access to Glastonbury is from junction 23 off the M5, or the Podimore roundabout of A303/A37. The nearest railway stations are Bridgewater and Caste Cary, and rail-bus links are best using Bristol Temple Meads, Taunton or Bath. There are also daily national coach services from London to Glastonbury.

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.

Cavendish 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.

Cavendish Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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# Property Overview

## \*\*ONE BEDROOM SECOND FLOOR APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good decorative order and benefits and is conveniently located not too far from the lift.

The Living Room offers ample space for living and dining room furniture and two windows provide lots of 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, a fridge and freezer. A window allows for 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 with handrail and sliding door, heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Cavendish Lodge!



# Features

- One bedroom second floor apartment
- Fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- 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
- Stunning communal gardens



# Key Information

Service Charge (Year ending 31st May 2025) £2,354.49 per annum.

Ground rent £666.02 per annum. To be reviewed May 2027.

Council Tax Band B

125 year Lease commencing May 2006

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.

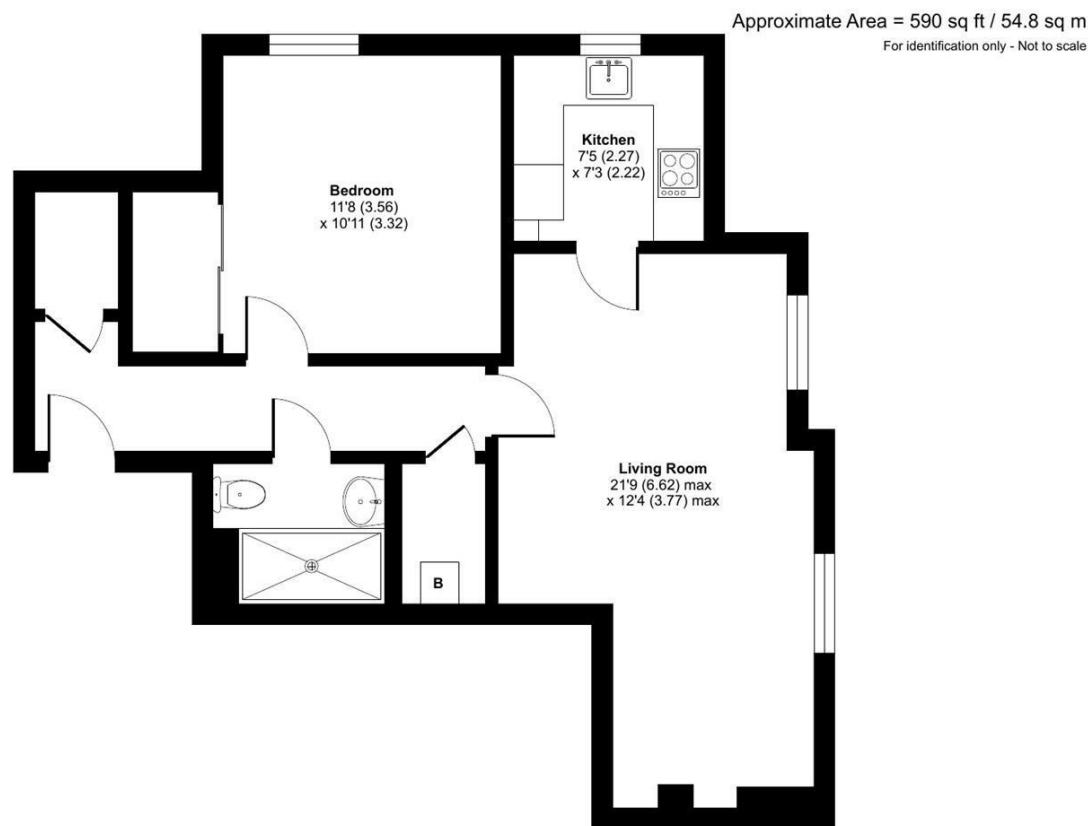
EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1276339

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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