



£1,250 PCM

1 Bedroom, Apartment - Retirement

21, Chelmer Lodge New London Road, Chelmsford, Essex, CM2 0FY



0800 077 8717



lettings@churchillsl.co.uk



churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Chelmer Lodge

Situated on New London Road, Chelmer Lodge is a stylish development of 55 one and two bedroom retirement apartments.

Chelmsford hosts many international restaurants situated around the town, three theatres, two cinema complexes and at many of the Inn's and wine bars a thriving music and comedy circuit. Blending the vibrancy of the 800-year-old traditional undercover market, which operates every Tuesday to Saturday and the vitality of two contemporary large shopping malls and traditional high street and farmers' market, Chelmsford offers one of the best shopping experiences in Essex.

There is a regular train service from Chelmsford station where you can take the Greater Anglia route north along the East coast towards the popular seaside towns of Lowestoft and Great Yarmouth, historical Norwich and Ely along with tranquil Sheringham and Cromer. From Harwich International Port you can catch the ferry to Holland or take a cruise to Scandinavia or the Baltic's and other European destinations. For your worldwide travel, London Stansted airport is located just 18 miles distant from Chelmsford.

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

Chelmer 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.

Chelmer 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



lettings@churchillsl.co.uk



churchillsl.co.uk

Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Welcome to Chelmer Lodge! This delightful one bedroom first floor retirement apartment is presented in good order throughout and is conveniently located near the stairs for easy access.

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

The Kitchen is accessed via the Lounge 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/ freezer and washer/dryer. A window provides light.

The Bedroom is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional furniture. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit below.

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the Hallway.

Call us today to book your viewing at Chelmer Lodge!



0800 077 8717



lettings@churchillsl.co.uk



churchillsl.co.uk

Features

- One bed first floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- 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
- RENT INCLUDES WATER & SEWERAGE RATES & HEATING
- Close by to local shops and amenities



Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax: Band D

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

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

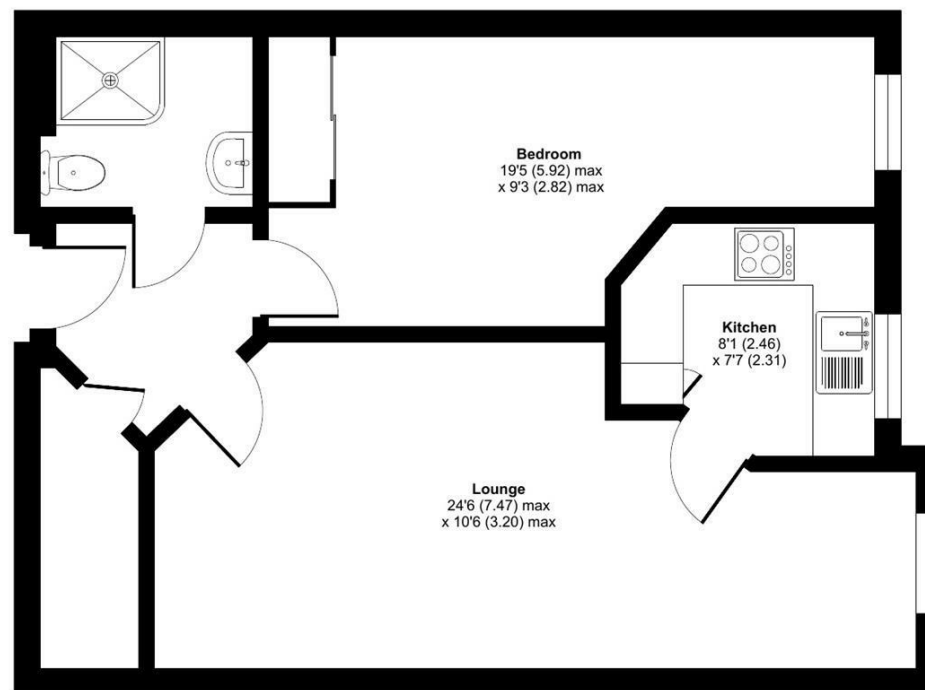
Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1218384

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



lettings@churchillsl.co.uk



churchillsl.co.uk



 **0800 077 8717**

 **lettings@churchillsl.co.uk**  **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists