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**PCM £1,400 PCM**

**2 Bedroom, Apartment - Retirement**

12a Chiltern Lodge Longwick Road, Princes Risborough, HP27 9EP

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**Sales & Lettings**  
Retirement Property Specialists

## 12a Chiltern Lodge

Chiltern Lodge is a delightful development of one and two bedroom retirement apartments located in the town of Princes Risborough.

The Lodge is situated within the heart of the town, a stone's throw from a large supermarket and the start of the High Street which still retains its old world charm and is designated as a conservation area. Nestled within this, there are a wide range of independent shops offering cards and gifts, hardware, jewellery, local food and drink, and consumer goods.

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

Chiltern 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.

Chiltern 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 RETIREMENT APARTMENT WITH PATIO\*\***

Situated in the fantastic development of Chiltern Lodge is this delightful two bedroom apartment which benefits from a patio overlooking the communal gardens. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area with views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen 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, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe. An EnSite offers a large shower with a sliding door and handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double room. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a shower with sliding door and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!



# Features

- Two bedroom upper ground floor apartment with patio
- 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
- Landscaped gardens
- 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
- Lift to all floors
- RENT INCLUDES HEATING, WATER & SEWERAGE RATES & CARELINE SYSEM



# 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

## 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.

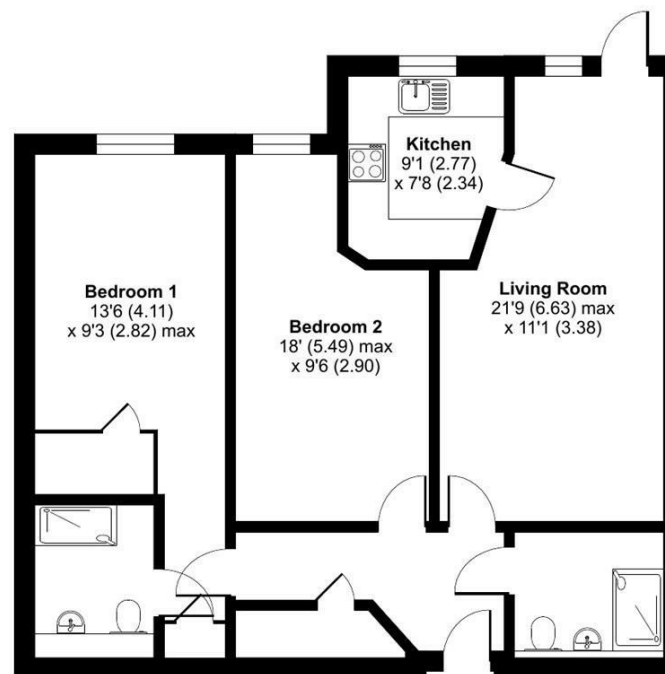
## Holding Deposit

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 = 818 sq ft / 76 sq m

For identification only - Not to scale



## EPC Rating:

 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: 1299897

**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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