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£1,250 PCM

1 Bedroom, Apartment - Retirement

3 Tyrell Lodge Springfield Road, Chelmsford, CM2 6JA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

### 3 Tyrell Lodge

Tyrell Lodge is a development of 39 one and two bedroom retirement apartments situated in the City centre of Chelmsford. All the essential amenities are within walking distance and the pedestrianised High Street has most well known chain stores.

Hylands House, built in 1730, has restored interiors and hundreds of acres of parkland. The medieval Chelmsford Cathedral features stained glass and a colourful ceiling. The Essex Regiment Museum displays military artefacts such as weaponry, medals and uniforms. To the southeast, RHS Garden Hyde Hall has hilltop views and includes a rose garden and woodland garden.

Chelmsford is easily accessible by road and is located on the main traffic arteries of the A12, A130 and A414 via the M25 Junction 28. There are regular buses into and around the neighbouring towns and Chelmsford train station is situated on the London main line from Liverpool Street, London.

Tyrell Lodge's manager is on hand throughout the day to support the residents 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Tyrell 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. 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.

Tyrell Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



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# Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture, and benefits from having direct access onto the communal gardens.

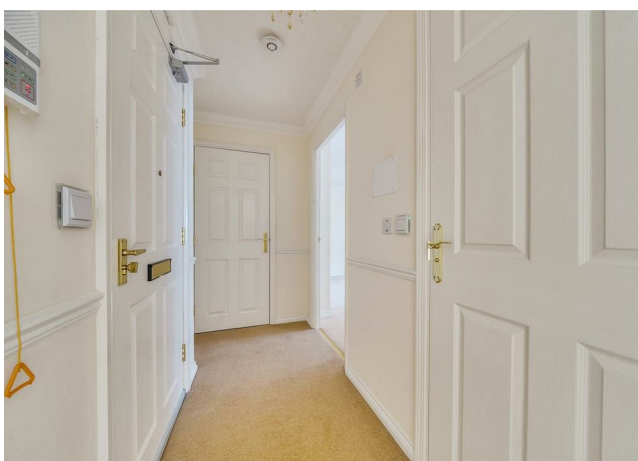
The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation and has pleasant views over the gardens.

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 Bathroom offers a walk in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

There is also large storage cupboard located in the hallway.

This is a great apartment in an excellent location and benefits from having access to the communal gardens.



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# Features

- One bedroom GROUND FLOOR retirement apartment with DIRECT GARDEN ACCESS
- Good decorative order
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Great location close to the city centre & excellent transport links
- 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 Retirement Living developments across the country.
- RENT INCLUDES WATER & SEWERAGE RATES
- PETS CONSIDERED



# Key Information

OVER 60's RETIREMENT LODGE

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

**PAID BY LANDLORD** - 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.

## 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.

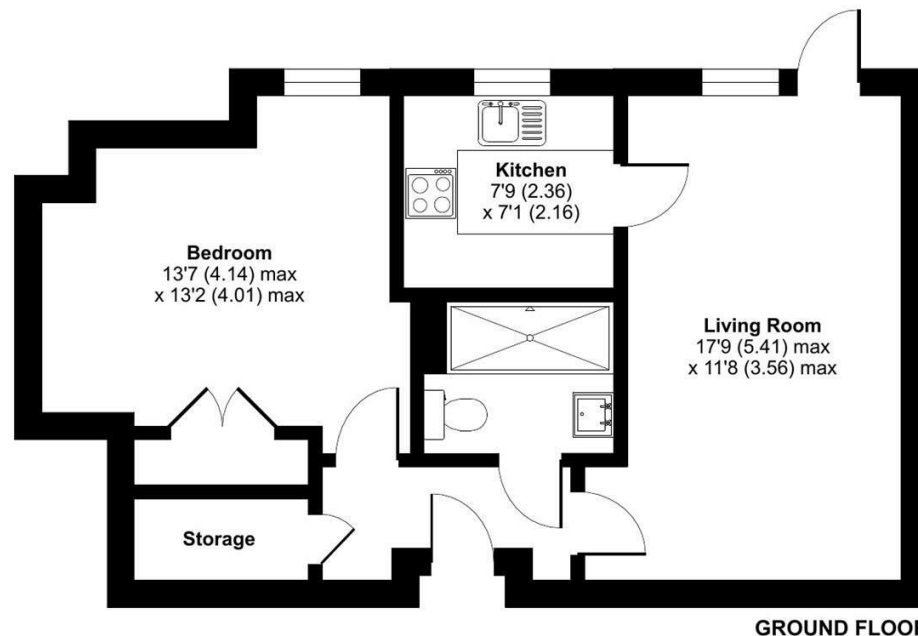
## Holding Deposit

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 = 516 sq ft / 48 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1341045

**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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