



Asking Price £179,950 Leasehold

1 Bedroom, Apartment - Retirement

9, Blenheim Lodge Chesham Road, Amersham, Buckinghamshire, HP6 5HX

 **0800 077 8717**

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Churchill
Sales & Lettings
Retirement Property Specialists

Blenheim Lodge

Blenheim Lodge is a prestigious development of 31 one and two bedroom retirement apartments, which is ideally situated on one of the main roads on the edge of the town centre, known as 'The Gateway to the Chilterns'. Amersham is an attractive and affluent town located less than 30 miles North West of London in the county of Buckinghamshire.

Consisting of two main areas, Old Amersham and Amersham-on-the-Hill, this town offers excellent transport connections to London by road, train and underground.

Amersham-on-the-Hill features a good range of high street shops together with a selection of traditional, independent stores, while also featuring The Charter Market once a week.

The Lodge Manager is on hand to support the owners 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Blenheim 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 a day, 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.

Blenheim 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.

Blenheim 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

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

NO ONWARDS CHAIN Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is presented in excellent order throughout, offers a westerly-facing aspect and is conveniently located for the owners lounge and entrance.

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 owner's private patio area while also providing lots of natural light.

The kitchen is accessed via the living room 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, fridge and freezer.

The bedroom is a good-sized double room with a built-in wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

The shower room offers a large shower with handrails, a heated towel rail, WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Blenheim Lodge!



Features

- One bedroom 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
- Great location close to the town centre & 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 31st August 2026)
£2,936.76 per annum.

Ground rent: £679.78 per annum. To be reviewed
September 2026.

Council Tax Band D

125 year Lease commencing September 2005.

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.

EPC Rating: C

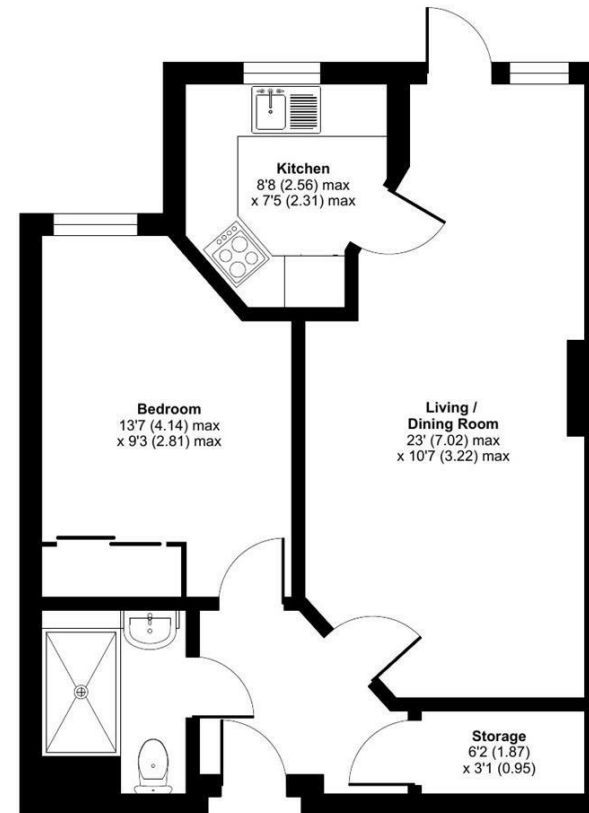
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025.
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DESCRIPTION Measurements are approximate and some may be maximum on irregular 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.

Approximate Area = 508 sq ft / 47.1 sq m
For identification only - Not to scale





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