



£1,300 PCM

1 Bedroom, Apartment - Retirement

51, Nicholls Lodge South Street, Bishop's Stortford, Hertfordshire, CM23 3FN

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Churchill
Sales & Lettings
Retirement Property Specialists

Nicholls Lodge

Nicholls Lodge is located in the market town of Bishop's Stortford which has numerous historical buildings including The Corn Exchange, the Museum and the remains of the Motte and Bailey Waytemore Castle.

The development is located close to the River Stort in South Street which has a good selection of eateries, hairdressers and clothes shops as well as a doctor's surgery and pharmacies, and is about a 5 minute walk to Jackson Square which has a supermarket, shops and cafes. There is a good selection of other shops, eateries and a farmer's market within the town.

Train services from the town include services to London, Cambridge, Stratford and Stansted Airport and there are good services to many places of interest with local buses and national coach services. The Lodge manager is on hand throughout the day to support the Owners 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.

Nicholls 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.

Nicholls 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.

Nicholls 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

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom third floor apartment with views of the River Stort from the balcony.

The property offers deceptively spacious accommodation throughout and is presented in fantastic order. The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. Patio doors open out onto the wrap around south/westerly facing balcony.

The Kitchen is also 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/freezer and plumbed in water softener. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required. The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



Features

- One Bedroom Apartment
- Views overlooking River Stort
- Heating included in the Rent
- South/West Facing Balcony
- Bedroom with fitted wardrobe
- Shower Room
- Lodge manager available 5 days a week
- Guest Suite, Wellbeing Suite and Communal Laundry Room
- Lift to all floors
- Intruder Alarms and Video door entry system



Key Information

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, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

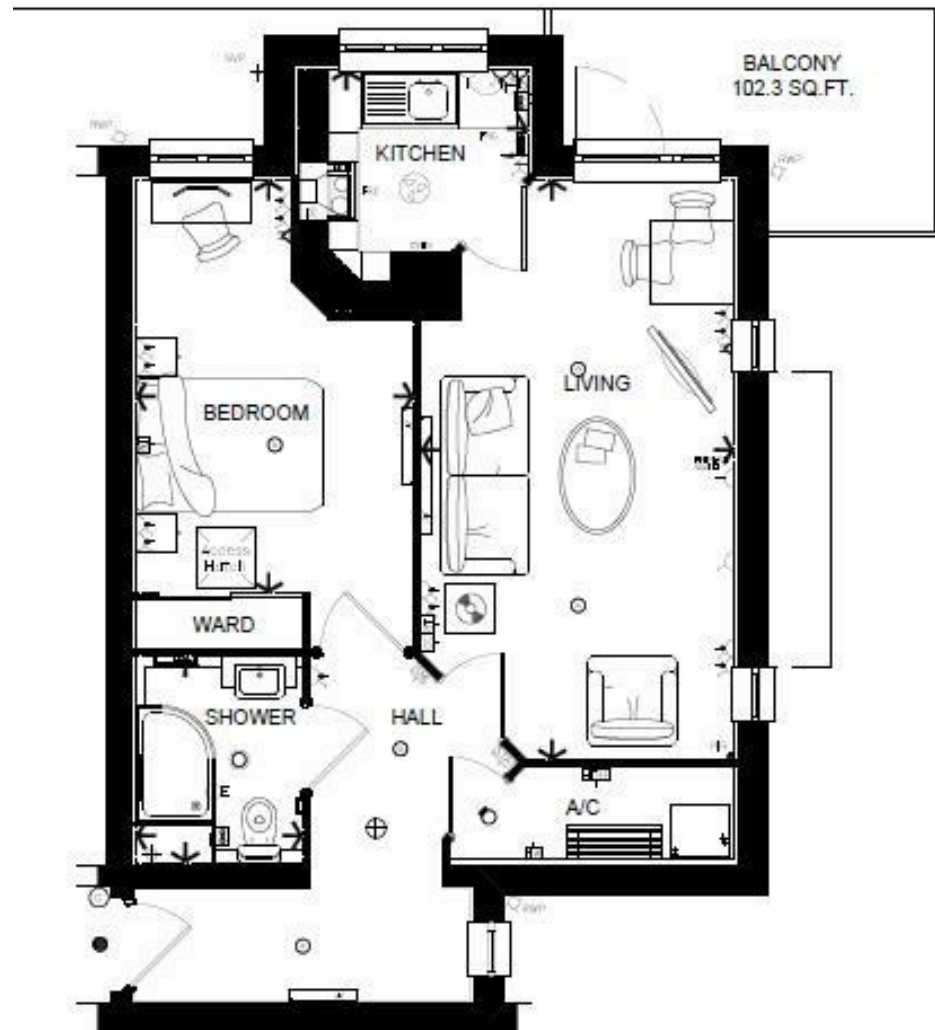
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

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).

EPC Rating: C



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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