



Asking Price £300,000 Leasehold

2 Bedroom, Apartment - Retirement

25, Lewis Carroll Lodge North Place, Cheltenham, Gloucestershire, GL50 4FH



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Lewis Carroll Lodge

This stunning development of 65 one and two bedroom apartments is perfectly located in picturesque Cheltenham close to local amenities and expertly built to enable an active and independent retirement.

Cheltenham offers easy access to the M5 and M4 providing excellent road links to London, Birmingham, Bristol, Cardiff, Gloucester, Manchester, Oxford, Portsmouth, Swindon, Worcester.

There are public transport connections to the market towns and villages of the Cotswolds and Stratford, Bath and Oxford. Rail links connect Cheltenham to and from London airports and the South East as well as Birmingham in the north and Bristol in the south-west.

There are also local air connections for private light aircraft and flights to and from the Isle of Man, Jersey and Ireland through the local Gloucestershire Airport.

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 Living developments across the country. Prices are available from the Lodge Manager.

Lewis Carroll Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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. A 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.

Lewis Carroll 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.

Lewis Carroll 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Situated in the fantastic development of Lewis Carroll Lodge is this delightful two bedroom, two bathroom apartment. The property provides spacious accommodation and is presented in very 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. Dual aspect windows provide lots of natural light and a 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 window provides light and ventilation.

Bedroom One is a good generous double with a built in mirrored wardrobe. An En-Suite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

The Bathroom offers a bath tub with overhead shower 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 storage cupboard located in the hallway.



Features

- Two bedroom first floor apartment
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Landscaped gardens
- Super efficient ground source heating
- 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



Key Information

Service charge (Year ending 30th November 2026):
£4,188.24 per annum.

Approximate Area = 920 sq ft / 85.5 sq m
For identification only - Not to scale

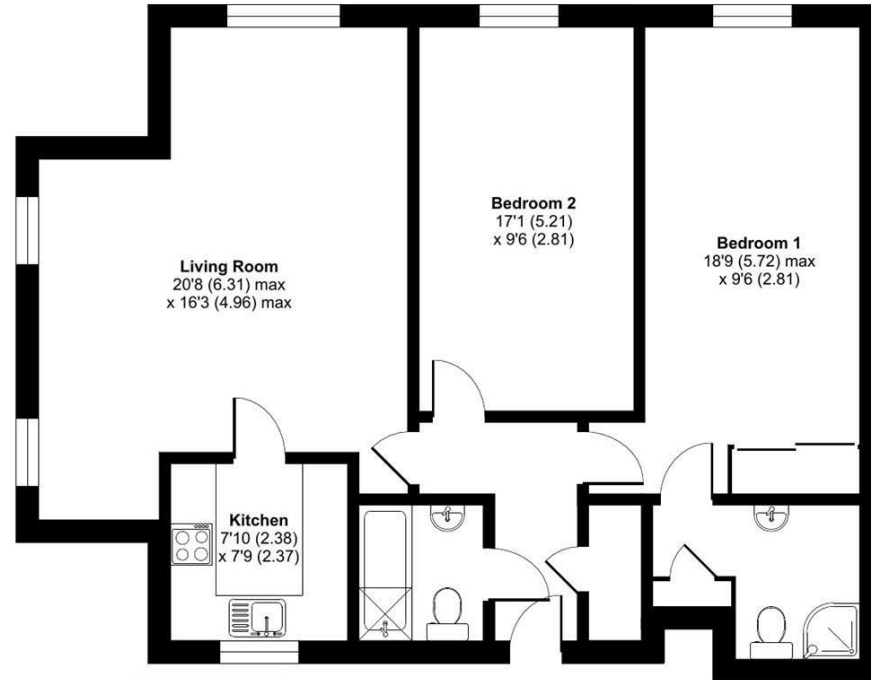
Ground rent: £625 per annum. To be reviewed in
December 2025.

Council Tax: Band E

999 year Lease commencing 2018

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, ground source
heating for the apartment, garden maintenance, lift
maintenance, lodge manager and a contribution to the
contingency fund.



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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.



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