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**Asking Price £425,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

24, Chiltern Lodge Longwick Road, Princes Risborough, Buckinghamshire, HP27 9HE

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# 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

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment with large Balcony. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Balcony.

The Kitchen is accessed via the Living Room 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, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

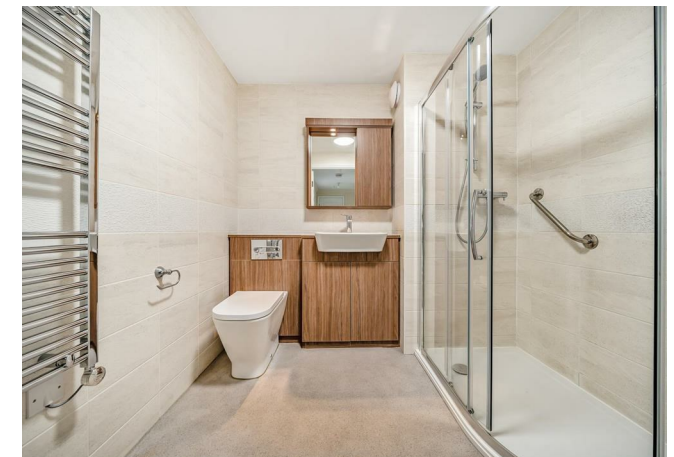
The Shower Room offers a large walk-in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are three useful storage cupboards located in the hallway.



# Features

- One Bedroom first floor apartment
- Large Balcony
- Newly decorated and cleaned
- No onward chain
- 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
- 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 May 2027): £3,379.67 per annum.

Ground rent: £822.98 per annum. To be reviewed in June 2032.

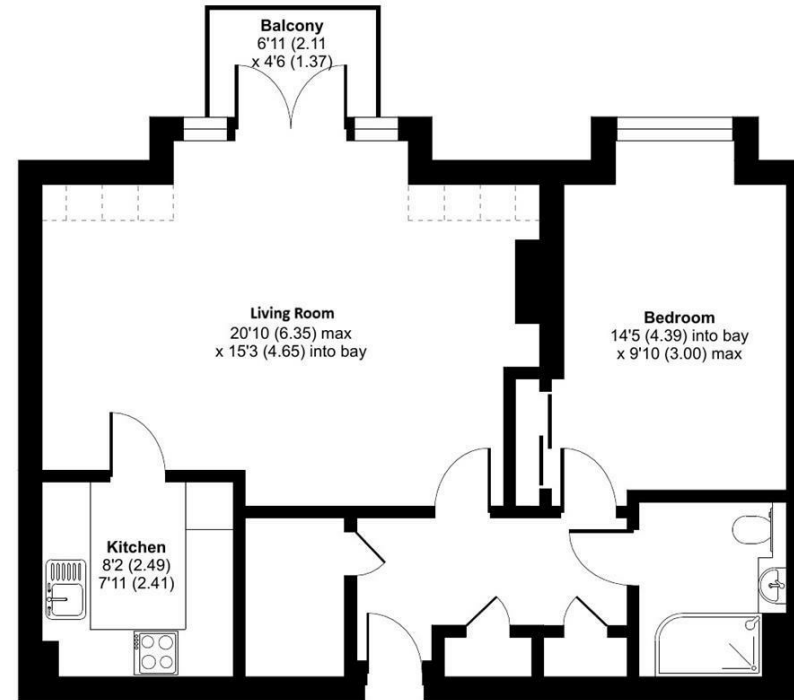
Council Tax: Band C

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, garden maintenance, lift maintenance, lodge manager

Approximate Area = 650 sq ft / 60.4 sq m  
Limited Use Area(s) = 16 sq ft / 1.5 sq m  
Total = 666 sq ft / 61.9 sq m  
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1105498

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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