£1,650 PCM

1 Bedroom, Apartment - Retirement

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

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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 Waytermore 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.

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.

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 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 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

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Nicholls Lodge! Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom first floor apartment. The property is presented in fantastic order with new carpets and redecoration throughout and is conveniently located near the lift and stairs.

The Living Room offers ample space for living and dining room furniture and a large window lets in 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 4 ring electric hob with extractor hood over, a built-in waist-height oven and fridge/freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

The Shower room offers a curved shower with handrail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Nicholls Lodge!

Features

- One bedroom first floor apartment - lift available
- New carpets and redecoration throughout
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Wellbeing Suite and Communal Laundry Room
- Intruder Alarms and door entry system
- 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
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens

Key Information

Council Tax Band: C

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.

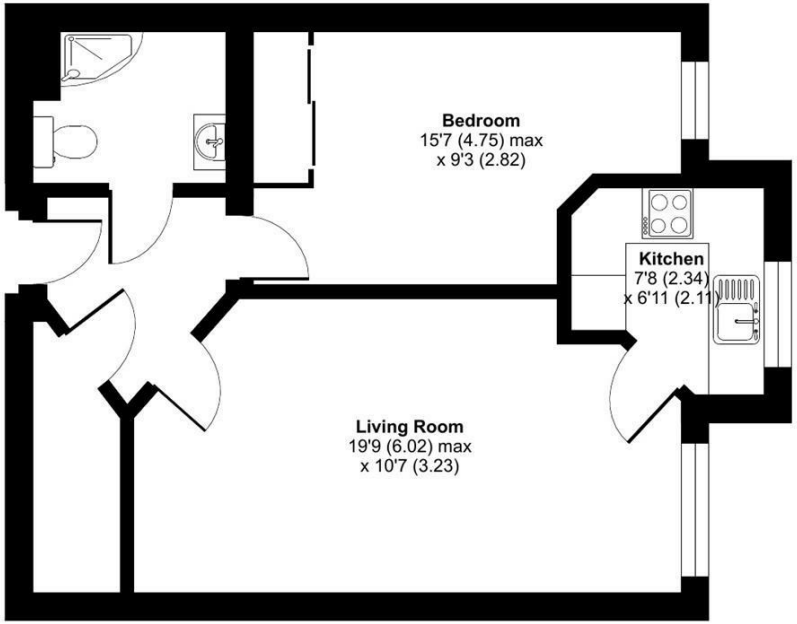
Landlord Pay Service charges, these include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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).

Approximate Area = 497 sq ft / 46.2 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). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1312460

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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