Asking Price £180,000 Leasehold

1 Bedroom, Apartment - Retirement

37, Chelmer Lodge 111 New London Road, Chelmsford, Essex, CM2 0FY

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Churchill
Sales & Lettings
Retirement Property Specialists

Chelmer Lodge

Situated on New London Road, Chelmer Lodge is a stylish development of 55 one and two bedroom retirement apartments.

Chelmsford hosts many international restaurants situated around the town, three theatres, two cinema complexes and at many of the Inn's and wine bars a thriving music and comedy circuit. Blending the vibrancy of the 800-year-old traditional undercover market, which operates every Tuesday to Saturday and the vitality of two contemporary large shopping malls and traditional high street and farmers' market, Chelmsford offers one of the best shopping experiences in Essex.

There is a regular train service from Chelmsford station where you can take the Greater Anglia route north along the East coast towards the popular seaside towns of Lowestoft and Great Yarmouth, historical Norwich and Ely along with tranquil Sheringham and Cromer. From Harwich International Port you can catch the ferry to Holland or take a cruise to Scandinavia or the Baltic's and other European destinations. For your worldwide travel, London Stansted airport is located just 18 miles distant from Chelmsford.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager

Chelmer 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.

Chelmer 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 SECOND FLOOR RETIREMENT APARTMENT

NEW CARPET IN THE LIVING ROOM

Welcome to Chelmer Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located for the stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides 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 oven, 4 ring electric hob with extractor hood over, a fridge/freezer and washer/dryer. A window allows for light and ventilation.

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

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

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

Call us today to book your viewing!

Features

- One bedroom second floor apartment
- Brand new carpet in living room
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- Lodge manager available 5 days a week
- Lift to all floors
- 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 31st May 2027): £3,410.66 per annum.

Ground rent: £817.46 per annum. To be reviewed September 2030.

Council Tax Band D

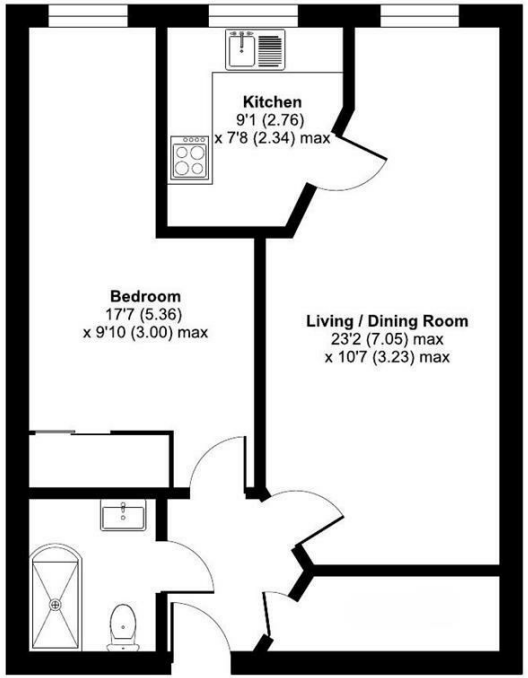
125 year lease years commencing 2016

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, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 559 sq ft / 51.9 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 2026. Produced for Churchill Sales & Lettings Limited. REF: 1501681

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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