Guide Price £380,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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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 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

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

This delightful two bedroom ground floor apartment is presented in a highly desirable south-west facing position and offers spacious, well-appointed accommodation throughout. Conveniently located close to the Owners' Lounge, main entrance and guest suite, the apartment is ideally positioned within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio and windows provide lots of natural light.

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-sized double room with a large walk-in wardrobe plus an additional storage cupboard providing ample storage space. A window keeps this lovely bedroom bright and airy. An ensuite offers a shower, WC, heated towel rail, and wash hand basin with vanity unit beneath.

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

The Shower Room offers a curved shower with 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.

This apartment must be viewed!

Features

- Two bedroom ground floor apartment with patio
- 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
- Landscaped gardens
- Owners' private car park
- 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
- South-west facing

Key Information

Service Charge (Year ending 31st May 2027): £5,091.07 per annum.

Ground rent: £894.54 per annum. To be reviewed in June 2032.

Council Tax Band D

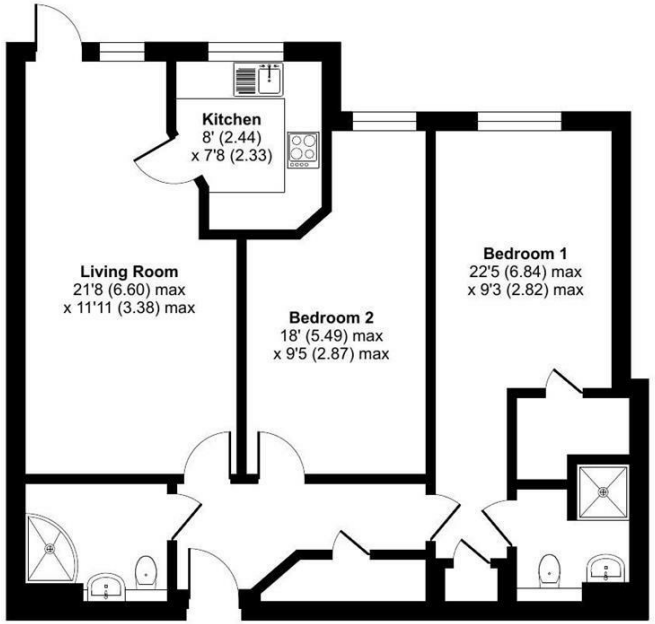
999 year lease commencing 2018

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, ground source heating, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.

Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



EPC Rating: B

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: 1525143

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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