

Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

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

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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 inns 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' markets, 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 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

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

This delightful south westerly-facing two bedroom apartment offers spacious and well-presented accommodation throughout. The property is offered with the benefit of vacant possession and no onward chain.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A cupboard provides additional storage, and a large window provides 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 with extractor fan above, a washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom one is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

Bedroom two is another good-sized double with a built-in wardrobe, this room could also be used as a separate living room, study or hobby room.

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

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!







Features

- Two bedroom second floor apartment
- 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
- Landscaped gardens
- 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) £5,105.27 per annum

Ground rent: £888.54 per annum. To be reviewed September 2030

Council Tax: Band E

125 year lease years commencing 2016

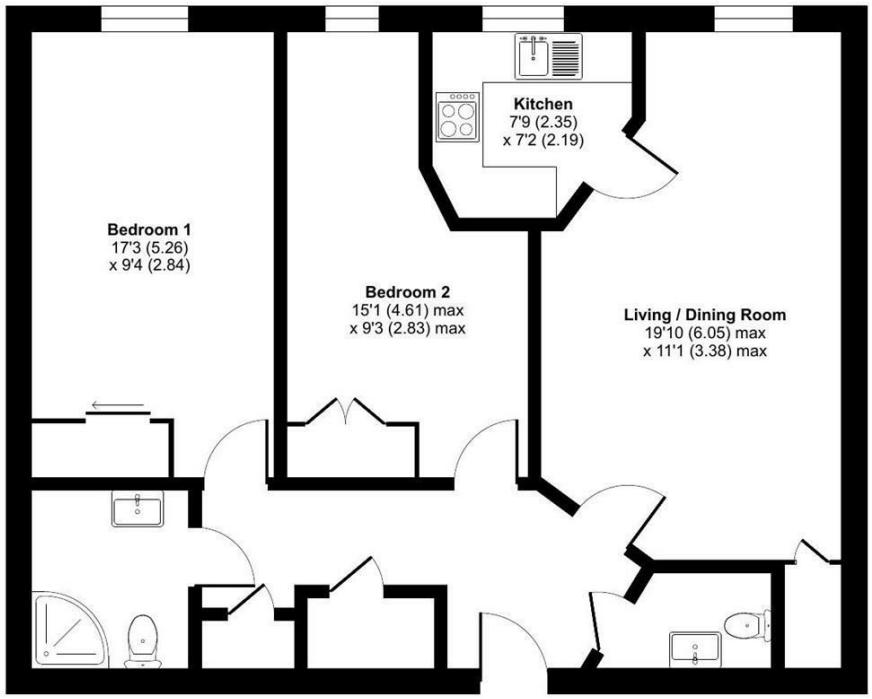
Please check regarding pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

EPC Rating: C

Approximate Area = 763 sq ft / 70.8 sq m

For identification only - Not to scale



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: 1536217

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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