

Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

16, Lewis Carroll Lodge North Place, Cheltenham, Glocestershire, GL50 4FH

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Churchill
Sales & Lettings
Retirement Property Specialists

Lewis Carroll Lodge

This stunning development of 65 one and two bedroom apartments is perfectly located in picturesque Cheltenham close to local amenities and expertly built to enable an active and independent retirement.

Cheltenham offers easy access to the M5 and M4 providing excellent road links to London, Birmingham, Bristol, Cardiff, Gloucester, Manchester, Oxford, Portsmouth, Swindon, Worcester.

There are public transport connections to the market towns and villages of the Cotswolds and Stratford, Bath and Oxford. Rail links connect Cheltenham to and from London airports and the South East as well as Birmingham in the north and Bristol in the south-west.

There are also local air connections for private light aircraft and flights to and from the Isle of Man, Jersey and Ireland through the local Gloucestershire Airport.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Lewis Carroll Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Lewis Carroll 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.

Lewis Carroll Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

SOUTH WESTERLY FACING

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, two bathroom apartment at the popular development of Lewis Carroll Lodge! The property is presented in very good order throughout and is offered with no onward chain.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. Tall windows provide 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, dishwasher, instant boiling hot water tap, washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom one is a generous double room with a built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and tall windows keep this lovely bedroom bright and airy. An Ensuite offers a curved shower with handrail, a WC and wash hand basin with vanity unit beneath and extra storage above

Bedroom two is another good sized room that could also be used as a separate living room, study or hobby room.

The Bathroom offers a bath tub with overhead shower and handrail, a WC and wash hand basin with vanity unit beneath and extra storage above.

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

Call us today to book your viewing!







Features

- Two bedroom, two bathroom first floor apartment
- Great location close to the town centre & excellent transport links
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Lodge manager available 5 days a week
- Owners' private car park
- Lift to all floors
- Landscaped gardens
- 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 Westerly facing







Key Information

Service charge (Year ending 30th November 2027): £4,191.76 per annum.

Ground rent: £887.61 per annum. To be reviewed in December 2032.

Council Tax: Band D

999 year Lease commencing 2018

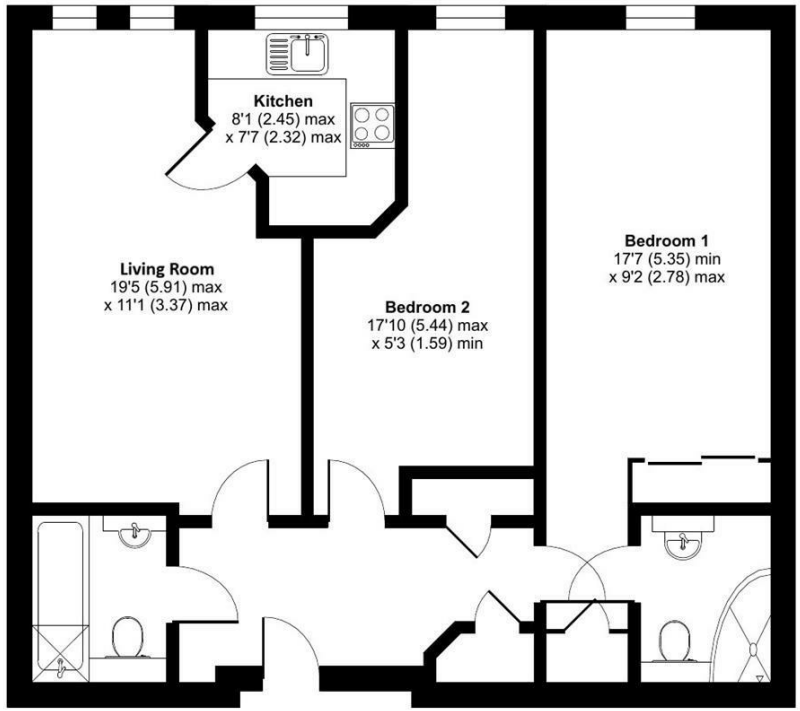
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

EPC Rating: B

Approximate Area = 798 sq ft / 74.1 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: 1438413

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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