

O.I.R.O £400,000 Leasehold

1 Bedroom, Apartment - Retirement

53, Dovehouse Lodge Wratten Road West, Hitchin, Hertfordshire, SG5 2EJ

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Dovehouse Lodge

Dovehouse Lodge is a stylish and secure development of one and two-bedroom retirement apartments located in the charming and much-loved market town of Hitchin. Thoughtfully designed for independent living, our one and two-bedroom apartments offer comfort, convenience, and the freedom to enjoy life at your own pace.

Ideally situated just a short walk from Hitchin's delightful town centre, you'll have everything you need close at hand. From artisan bakeries and independent boutiques to cosy cafés, restaurants, and a popular weekly market, Hitchin offers a vibrant and welcoming atmosphere with a strong sense of community.

The town also benefits from excellent transport links, including regular train services to London and Cambridge – ideal for visiting friends, family or enjoying days out.

Life at Dovehouse Lodge offers more than just a beautiful new home. With social events in the elegantly furnished Owners' Lounge, landscaped gardens to relax in, and like-minded neighbours just next door, you can enjoy the best of retirement living with none of the hassle. Whether you're looking to downsize, be closer to family, or simply enjoy a more low-maintenance lifestyle, Dovehouse Lodge is the perfect place to call home.

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

Dovehouse Lodge has been designed with safety and security at the forefront. All apartments 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. There are integrated intruder alarms, secure video entry systems and sophisticated fire and smoke detection systems throughout both the apartments and communal areas, providing unrivalled peace of mind.

Dovehouse 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.

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







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

ONE BEDROOM RETIRMENT APARTMENT IN HITCHIN WITH BALCONY

Churchill Sales & Lettings are pleased to be marketing this lovely one bedroom second floor apartment with a balcony. The property is conveniently located near the lift and is offered with no onward chain.

The Living room offers ample space for living and dining room furniture and benefits from a balcony overlooking the communal gardens.

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 hood over, fridge and a freezer.

The Bedroom is a generous double room with a walk-in wardrobe, with generous storage space and plenty of room for additional bedroom furniture if required.

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

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

Call us today to book your viewing at Dovehouse Lodge!







Features

- One bedroom apartment with balcony
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped garden
- Owners private car park
- Guest Suite available for your friends and family to stay in







Key Information

Service Charge (Year Ending 30 November 2027): £3,191.82 per annum.

Ground Rent: £575 per annum. To be reviewed in November 2026

Council Tax: Band C

999 years lease commencing 2019

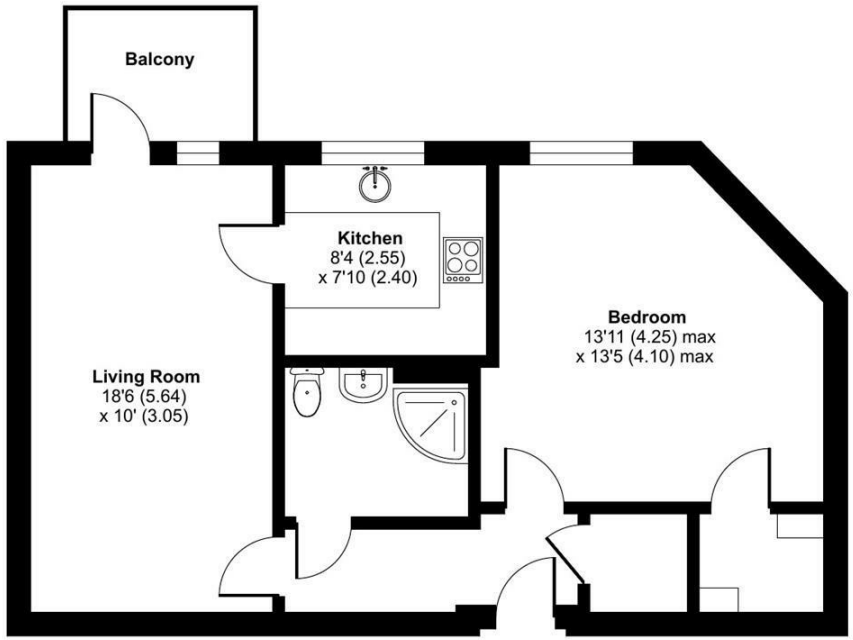
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, apartment heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Dovehouse Lodge, Wratten Road West, Hitchin, SG5

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1455203

EPC Rating:

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.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists