

Asking Price £385,000 Leasehold

1 Bedroom, Apartment - Retirement

12, De Clare Lodge Westgate, Cowbridge, Glamorgan, CF71 7FR

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De Clare Lodge

De Clare Lodge is a charming development of 37 one and two bedroom apartments, perfectly nestled in the Vale of Glamorgan and has beautifully landscaped gardens.
Cowbridge's high Street reveals a wide choice of independent boutiques with ranges including designer clothes, bespoke jewellery and vintage antiques and crafts. This charming medieval Welsh market town is also home to numerous independent coffee houses offering a welcome rest from a busy shopping trip or day out in the local area.

For those wishing to venture further afield Cardiff is only a short drive away or easy to reach via train or one of the many bus routes that Cowbridge has to offer. De Clare Lodge's manager is on hand throughout the day to support the residents 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.

De Clare Lodge has been designed with safety and security at the forefront. The apartment has 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. 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.

De Clare 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.

De Clare 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

DRAFT PARTICULARS - Awaiting verification from the seller

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Situated in a fantastic position in the development is this delightful one bedroom, ground floor apartment. The property is conveniently located for the owners lounge and entrance, providing easy access within the development and is offered with vacant position and no onward chain.

The Living room offers ample space for living and dining room furniture. A French door opens to a patio area, 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 with extractor fan over and a fridge and frost-free freezer.

The Bedroom is a good-sized double room with a walk-in wardrobe and plenty of space for additional furniture. A window keeps this lovely room bright and airy.

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 walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One 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 Hr Careline system for safety & security
- 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
- No onward chain







Key Information

Service Charge (Year Ending 30th November 2027): £3,881.32 per annum.

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

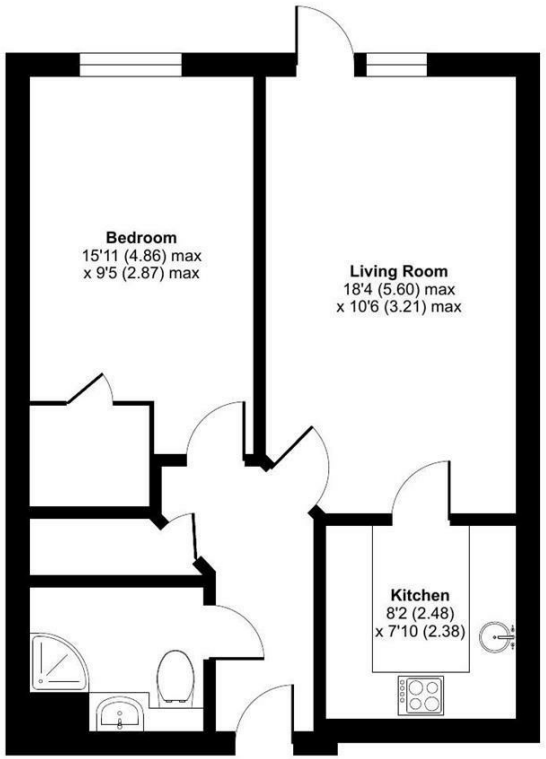
Council Tax Band C

999 year lease from June 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, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.

EPC Rating: B



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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