

Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

51, Lewis Carroll Lodge North Place, Cheltenham, Gloucestershire, 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 THIRD FLOOR RETIREMENT APARTMENT WITH BALCONY

Welcome to Lewis Carroll Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom third floor apartment. The property is conveniently located near the stairs and is South-Westerly facing.

The Living Room is generous in size offering ample space for living and dining room furniture. A French door opens to the owners private balcony and a door leads through to the Kitchen.

The Kitchen is accessed via the Living Room and 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, washer/dryer, dishwasher, fridge and frost-free freezer. A window provides light and ventilation.

Bedroom One is a good sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good sized double room that could also be used as a separate Living/Dining Room, Study or Hobby Room.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

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

Call us today to book your viewing at Lewis Carroll Lodge!







Features

- Two bedroom third floor apartment with balcony
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- 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
- Landscaped gardens
- South-Westerly facing
- Super efficient ground source heating







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.

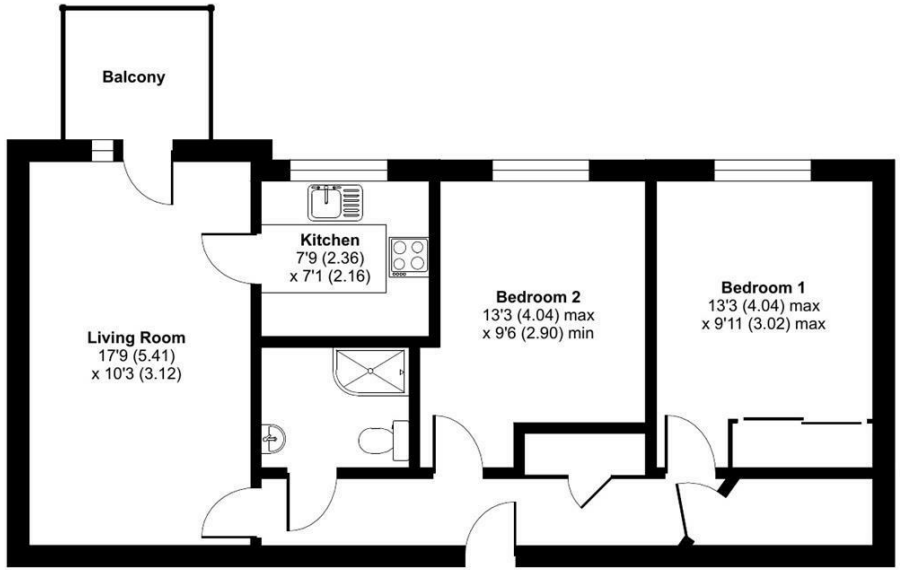
Council Tax: Band E

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.

Approximate Area = 670 sq ft / 62.2 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 2025. Produced for Churchill Sales & Lettings Limited. REF: 1384738

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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