



## 18 Beecham Lodge Somerford Road

Cirencester, GL7 1WR

Asking Price £195,000



Welcome to Beecham Lodge – A spacious first-floor one-bedroom apartment in a popular retirement complex, just a short walk from Cirencester town centre. Enjoy a Lodge Manager, social lounge, guest suite, and 24-hour Careline support in a friendly community. NO ONWARD CHAIN



### Draft Particulars

Please be aware that these particulars are in draft form awaiting further information and clarification from our client.

### Description

This one-bedroom first-floor apartment is located within the popular Beecham Lodge development, just a short walk from Cirencester town centre. Spacious, secure, and thoughtfully designed for comfortable retirement living, with on-site Lodge Manager, Owners' Lounge, Guest Suite, and excellent local amenities nearby.

Perfect for downsizers or those seeking independent living with support when needed. The Lounge is generously sized, providing ample space for both living and dining furniture, and features a stylish electric fireplace with an attractive surround, creating a welcoming focal point.

The Kitchen is conveniently accessed from the Lounge and is fitted with a range of eye-level and base units, complemented by working surfaces and tiled splashbacks. Appliances include a built-in, waist-height oven, a four-ring electric hob with extractor hood, a fridge, freezer, and washer/dryer. A window ensures natural light and ventilation.

The Bedroom is a spacious double room complete with a built-in mirrored wardrobe and ample space for additional bedroom furniture if required.

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

Additional features include a useful storage cupboard located off the hallway.

### Council Tax

Cotswold District Council - Trinity Road - Cirencester O1285 623 000 : Tax Band: C Amount payable 2024/25 £1,892.75

### Beecham Lodge

Beecham Lodge comprises 35 thoughtfully designed one- and two-bedroom retirement apartments and is ideally situated on Somerford Road, just half a mile from Cirencester's vibrant town centre. Local amenities including a convenience store, pharmacy, and a popular fish and chip shop are within easy walking distance.

Residents benefit from a Lodge Manager on site during the day, helping to organise events in the Owners' Lounge, from coffee mornings to games afternoons. A Guest Suite is available for visiting family and friends, with access to suites at other Churchill Living developments nationwide.

Safety and security have been carefully considered, with an emergency Careline system monitored 24/7, a video entry system, intruder alarms, and comprehensive fire and smoke detection throughout.

Beecham Lodge is managed by the award-winning Churchill Estates Management, ensuring high standards of maintenance and service for every Owner.

### Location

For wider travel, Cirencester offers excellent motorway and rail links to Oxford, Bristol, and the South Coast of Wales. Alternatively, enjoy the nearby Cotswolds countryside with attractions such as Berkeley Castle, Cotswold Wildlife Park, and Sudeley Castle and Gardens.

### Key Points

At least one Owner must be over 60 years of age; any second Owner over 55.

Service Charge (Year ending 31st May 2025): £3,228.70 per annum

Ground Rent: £760.94 per annum (next review due November 2029)

Council Tax Band: C

Lease: 125 years from 2015

Pets: Subject to Churchill Estates Management approval

### Service charges include

Careline system, buildings insurance, water and sewerage rates, Air Source heating, communal cleaning, utilities and maintenance, garden upkeep, lift maintenance, Lodge Manager services, and a contribution to the contingency fund.

### Please note

A 1% contribution of the final selling price is payable by the Seller to the contingency fund upon completion.

### Notice to Potential Buyers

These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

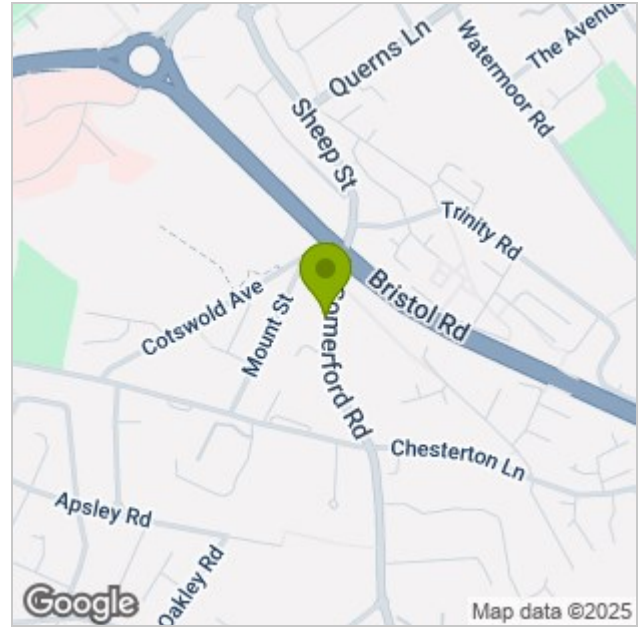
Please discuss any important aspects with our team before arranging a viewing.

### Viewings

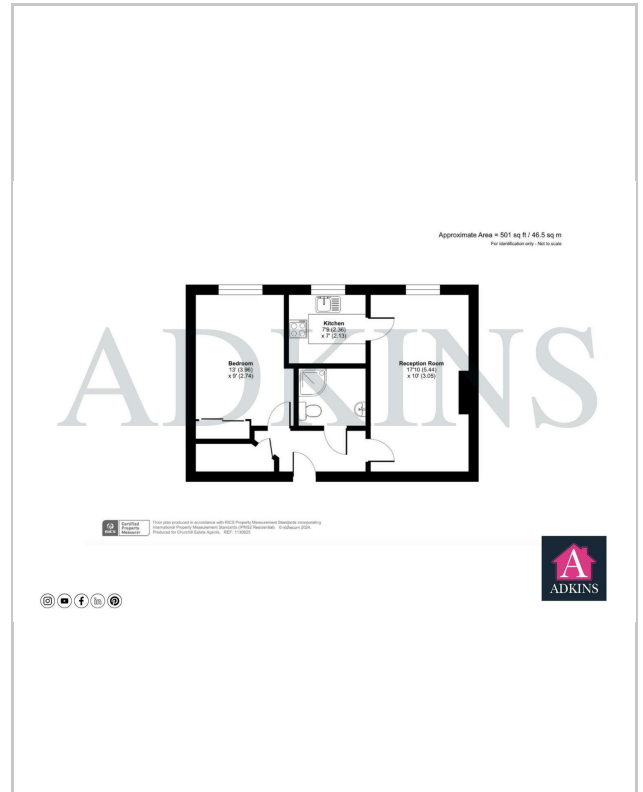
Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the sellers Agent. ADKINS PROPERTY in Cirencester - We look forward to hearing from you soon.

Residential Sales | Lettings | Management | Holiday Homes | Commercial

## Area Map



## Floor Plans



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

01285 239 486

[adkinspropertygroup.co.uk](https://adkinspropertygroup.co.uk)

Adkins Property Group:  
Cirencester Office Park

Tetbury Rd - Cirencester - GL7 6JJ

[hello@adkinspropertygroup.co.uk](mailto:hello@adkinspropertygroup.co.uk)

