

18 Beecham Lodge Somerford Road, Cirencester, GL7 1WR



**\*\* MOTIVATED SELLER \*\*** 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**

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## Key Features



1  
Bedrooms



1  
Bathrooms



1  
Receptions

### 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)

EPC Rating: B

Council Tax Band: C

Lease: 125 years from 2015

Pets: Subject to Churchill Estates Management approval

### Service charges include

Carline 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.

### Tenure

Leasehold

### 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 contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

### Buyer Verification / AML Compliance

In accordance with UK Anti-Money Laundering regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted. This includes photographic identification, proof of address, and evidence of funding or financial arrangements.

Verification is completed securely via Thirdfort, our approved independent compliance provider, using encrypted remote technology. A fee of £18 (inclusive of VAT) per buyer applies. We cannot proceed with negotiations or formally accept an offer until all AML requirements have been satisfied in full.

### Social Network

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At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

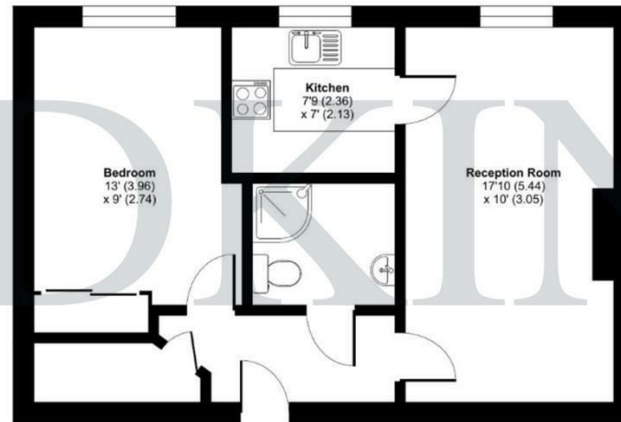






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 Floor Area: 505.91 sq ft

Approximate Area = 501 sq ft / 46.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1130625



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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