



Two Bedroom Apartment at Lewis Carroll Lodge Cheltenham

**Winkworth**

# Two Bedroom Apartment

Lewis Carroll Lodge, St Margarets Road, Cheltenham GL50 4DY





## DESCRIPTION

A selection of two-bedroom apartments built by the reputable Churchill Retirement Living, offering stylish designs to provide the best lifestyle choice for an independent, safe, secure and fulfilled retirement. This stunning development of sixty-five, one- and two-bedroom apartments, are perfectly located close to local amenities and expertly built to enable active, yet independent retirement.

## ESTIMATED MANAGEMENT COST

Annual Service Charge £2,996.44  
Annual Ground Rent £645.00  
Total Per Year £3,641.44

## ESTIMATED WEEKLY COSTS

Weekly Service Charge £57.62  
Weekly Ground Rent £12.40  
Total Per Week £70.02

## MANAGEMENT CHARGE INCLUDES

Electricity ground source heating which includes heating and hot water supplied within your apartment, lodge manager numeration, lift, relief lodge manager, maintenance contracts, careline monitoring, emergency call equipment, building insurance, electricity to communal areas, water and sewerage, window cleaning, grounds maintenance, general maintenance, redecoration fund and contingency fund.

Leasehold – 999 years as of December 2018

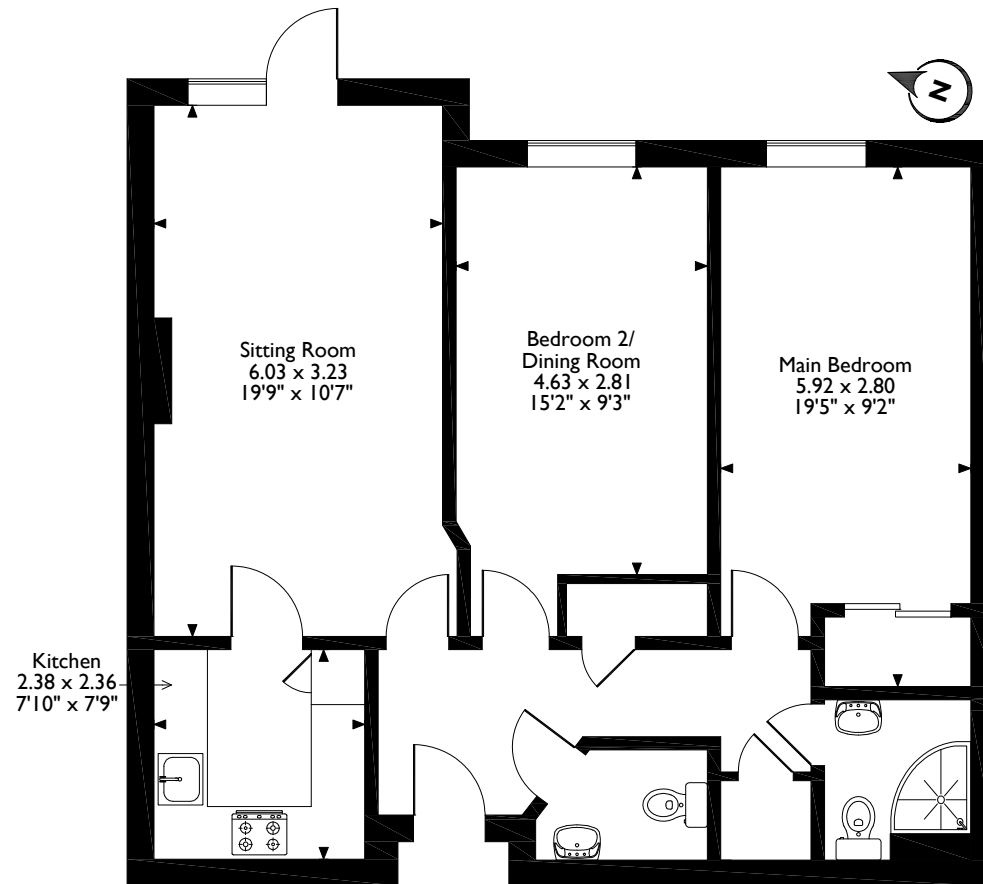
## LOCATION

Conveniently located on the corner of St Margaret's Road within walking distance to many amenities such as: Marks & Spencer, John Lewis, doctors, dentists, pharmacy, cafés, library, museum, church, banks, the post office, hairdressers, local parks and bus stops.

# Show Home Two Bedroom Apartment

(floor plans may vary)

Lewis Carrol Lodge, St Margarets Road, Cheltenham



## Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Winkworth estate agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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