



£250,000 Leasehold

2 Bedroom, First Floor Apartment

Dunwood Court, Salisbury Road, Sherfield English, Hampshire, SO51 6GR

**Stratton & King**  
The retirement property specialists

0800 077 8717





## Overview

A Brand New, Stunning Show Home Apartment at the Prestigious development, Dunwood Court. The apartment is a 2 bedroom, 2 bathroom to the first floor of this beautiful courtyard retirement development. The apartment itself is beautifully finished with every detail considered, illuminated light switches make finding them easy in the dark and large, double glazed windows, wood framed inside for appearance and uPVC outside for easy maintenance and each fitted with an winding handle opener and lever locks for ease and safety. The apartment has underfloor heating throughout and electric hot water system.



## Details

- Brand New Two bedroom first floor apartment over 1000 sqft
- Fully fitted solid wood kitchen with integrated appliances
- Onsite manager available 24 hours a day
- Owners' lounge, kitchen and wellness suite with regular social events
- 24 hour Careline system for safety and security
- 2 Guest suites for visitors & use of over 150 guest suites in Retirement developments across the country
- Dedicated parking space and additional visitor parking
- Quiet, peaceful location
- Large grounds and landscaped borders and courtyard















Owners Lounge



Courtyard



Guest Suite



Guest Suite

## Accommodation

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The master bedroom looks into the protected woodland, a stunning view and very private, and has a fully tiled en suite shower wet room. The second large double bedroom looks across the courtyard and has been fitted as a grand study by some owners at Dunwood Court. The apartment has wide doorways and hallways throughout giving both easy access throughout and a more grand, spacious feel. This apartment is the only first floor apartment with a private patio. The large paved patio is to the rear of the building facing the woodland and is owned exclusively by the apartment.

The apartment has a dedicated, numbered parking space and there is also plenty of visitor parking for guests.

Dunwood Court enjoys a tranquil, rural location surrounded by woodland in Sherfield English, Romsey in a 25 acre ground shared with Dunwood Manor Nursing Home. The development is just 5 minutes away from the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey gives easy access into Salisbury, Winchester and Southampton. Being on the northern edge of the new forest means stunning woodland and heathland walks are close by to explore.

Dunwood Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Manager and 24 hours, 365 days a year by the Careline team. There is an 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.

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Dunwood Court's daytime manager, Sandra, is on hand throughout the day to support the residents and keep the development in perfect shape. Sandra arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, there are 2 full guest suites each capable of sleeping 4 (2 single beds and a sofa bed) with a kitchenette and shower room. Each of these is available for just £25 per night. The same excellent value is available across more than 150 Retirement developments managed by Millstream Management Services for owners to visit throughout the UK.

Dunwood Court is managed by the award winning Millstream Management Services, working closely with Churchill Retirement Living and Stratton & King to maintain the highest standards of maintenance and service for every apartment and owner.

Dunwood Court requires owners to be over the age of 65. Each Apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company, you'll find the Owners' Lounge a popular and relaxed place to meet. The apartments have been cleverly designed to be offset from each other for additional privacy but in a courtyard style to encourage a community feel and spirit. The entrance to this apartment serves just 4 apartments 2 to each floor with the lift and staircase just serving the 2 first floor apartments.

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## Additional Information

**Service charge per 6 months: £4,421.31**

**114 lease years remaining**

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, 24 hour onsite manager and a contribution to the contingency fund.

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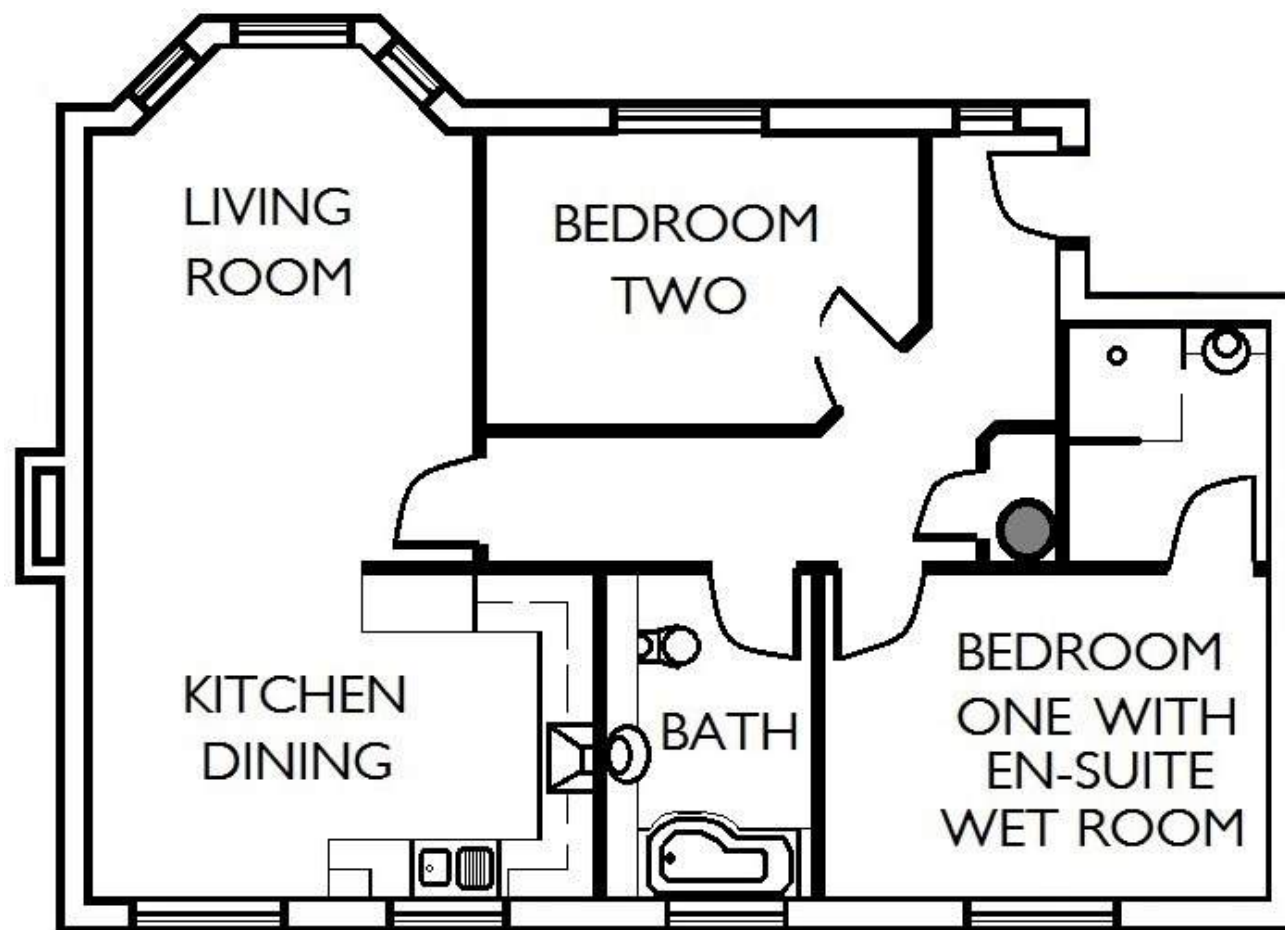
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## Floor Plan



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# Energy Performance Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>			(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>68</b>	<b>70</b>	(55 - 68) <b>D</b>	<b>68</b>	<b>69</b>
(39 - 54) <b>E</b>			(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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## General Information

VIEWING Only through Stratton & King Ltd, Ringwood Office: 0800 077 8717.

COUNCIL TAX Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

RESIDENTS must be aged over 60 years and in accordance with the lease.

TENURE The vendor has confirmed verbally that the property is leasehold but you should check this with your legal advisor before exchanging contracts.

SERVICE CHARGES and GROUND RENT are applicable on this property and information on this can be gained from ourselves on request.

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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