



Apartment 30, Royal Lodge, Newbury, Gillingham, Dorset, SP8 4WG

Royal Lodge is a delightful retirement development of 35 one and two bedroom apartments for the over 60s. It is named after the Royal Hotel which formerly stood on the site and it opened in the year of the Royal Wedding between Prince William and Catherine Middleton. Royal Lodge is ideally located at the end of the High Street within easy reach of the local shops and essential amenities including a doctors, dentist, post office and library.

It is also well located for Riversmeet, a community, sports and fitness centre with facilities that includes a fitness suite, sports hall, swimming pool, dance studio and therapy room, and the town's bowling club.

Gillingham railway station is close by (0.3 mile) and provides services locally and to London Waterloo and Exeter.

Price: £155,000

Benefits of Retirement Living

The Lodge offers Independent Retirement Living for the Over 60's providing a safe and secure environment to enjoy the freedom of your retirement years.

Benefits include:

- Lodge Manager to help with your day to day needs
- 24 Hour Careline system providing safety and security in the event of an emergency
- Owners' Lounge/Kitchen to meet with friends and neighbours
- Social Events to enjoy and share common interests
- Guest Suite, where family and friends can stay

Apartment / Development Features

- Purpose-built second floor retirement apartment
- One Bedroom
- Well proportioned living room
- Fully fitted kitchen with appliances
- Remainder of 10 year NHBC certificate
- 125 year Lease (from 2011)
- Car parking
- Lift to all floors
- Communal Laundry Facility
- Solar panel giving hot water energy savings
- Newly re-decorated and re-carpeted throughout



To view this property please contact Stratton & King

0800 077 8717 sales@strattonandking.co.uk www.strattonandking.co.uk

30 Royal Lodge
Newbury, Gillingham, Dorset, SP8 4WG

30 Royal Lodge is a lovely light, bright and spacious apartment within a retirement development. The apartment has been beautifully redecorated throughout and new carpets have been fitted in all the rooms. It is located close to the lift and benefits from a solar panel which gives hot water energy savings.

The property comprises as follows:

ENTRANCE HALL

Airing cupboard with light, Slatted shelves, Hot water cylinder and Electric immersion heater, Careline Monitoring control panel, Single pendant light and Illuminated light switch
Doorway leading to:-

LIVING ROOM

Double glazed dormer window, Electric slimline panel heater, TV/FM Radio aerial point, Power points, Ceiling light with Illuminated light switch.
Doorway leading to:-

KITCHEN

Tiled and fitted with a range of wall and floor mounted kitchen units, Roll edged work surfaces, Inset stainless steel sink unit with single drainer, Plinth mounted electric warm air fan heater, Fan assisted oven, ceramic hob, extractor fan, integrated fridge and freezer, Power points, Vinyl flooring and Spotlights with Illuminated light switch.

BEDROOM

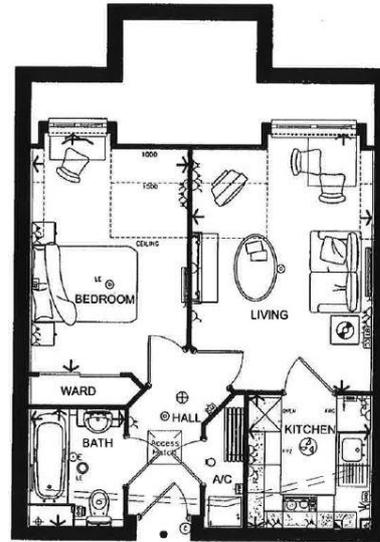
Double glazed dormer window, Built in double wardrobe with sliding mirror doors, Electric panel heater, Power points, TV/FM Radio aerial point, Telephone Point, Single pendant light fitting and Illuminated light switch.

BATHROOM

Fully tiled and fitted with Bath and shower over, Careline button on the bath panel, Vanity basin with cupboards under, WC with low level flush, Wall mounted extractor fan, Striplight and shaver point, Heated towel rail and Central light fitting with Illuminated light switch.

PRICE: £155,000 Leasehold

**Price to Include Carpets,
Curtains and Light Fittings**

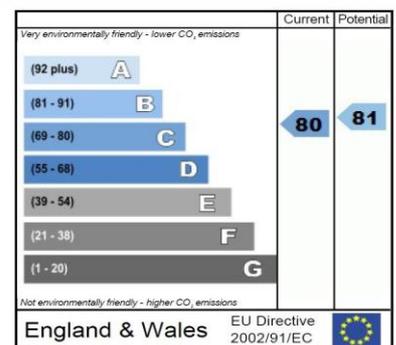
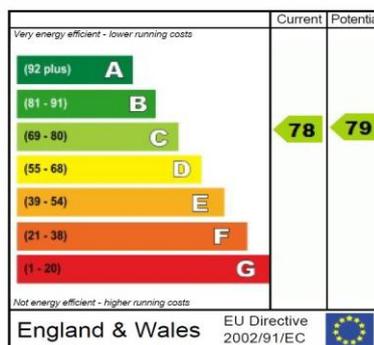


Living Room 10' 7" (3225mm) max X 15' 0" (4570mm) max

Kitchen 7' 2" (2180mm) max X 7' 10" (2380mm) max

Bedroom 9' 2" (2800mm) max X 13' 10" (4220mm) max

Bathroom 5' 7" (1695mm) max X 6' 11" (2100mm) max



GENERAL INFORMATION

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

COUNCIL TAX Please refer to www.vo.a.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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