



£270,000 Leasehold
2 Bedroom Ground Floor Apartment
Churchill Lodge, 234 Sandbanks Road, Lilliput, Poole, BH14 8HA

Stratton & King
The Property Retirement Specialists

0800 077 8717



Overview

A Ground Floor, South East facing Apartment with access to a patio from the lounge. This apartment is bright and airy with 2 large double bedrooms, a dual aspect living room and more than 800sqft of floor space. This is one of a handful of apartments with an additional en-suite shower room to the master bedroom.

Details

- Two bedroom ground floor retirement apartment with patio
- Fully fitted kitchen with integrated appliances
- Rare apartment with additional En Suite Shower Room
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Guest suite for visitors & use of over 100 guest suites in Churchill Retirement lodges across the country
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Large landscaped gardens









Accommodation

A Ground Floor, South East facing Apartment with access to a patio from the lounge. This apartment is bright and airy with 2 large double bedrooms, a dual aspect living room and more than 800sqft of floor space. This is one of a handful of apartments with an additional en-suite shower room to the master bedroom. Built to the very highest standards throughout both the Apartment and shared spaces, every detail has been considered from fitting plenty of plug sockets and illuminated light switches to the beautifully landscaped gardens that wrap around the rear and side of the lodge, nothing has been missed. The gardens have potting sheds and a greenhouse for the keen gardener and plenty of shaded places to sit and relax with a good book. There is a private Owners' car park to the front of the lodge.

Churchill Lodge is an exclusive development of 51 one and two bedroom retirement apartments in the heart of Lilliput. Named as the flagship development of Churchill Retirement Living, the lodge is amongst some of the most exclusive and desirable properties in the world. Just a few doors down from the lodge are a bakery, fish and chip shop, convenience store, florist and hairdressers with the local doctors' surgery and pharmacy just up the road. At the top of the road is Evening Hill with stunning views of Poole harbour, and an excellent viewing point for the summer fireworks. Being so close to the coast, 7 miles of Blue Flag beaches are within easy reach and it's easy to travel further afield to Corfe Castle and Swanage across the chain ferry or in land towards the New Forest National Park. Transport links are excellent with a bus stop within 100 yards of the lodge to the town centre as well as direct trains from Poole into London Waterloo and Bournemouth International Airport just a few miles away.

Churchill Lodge has been designed with safety and security at the forefront. This apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated 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.

Churchill Lodge's manager, Lesley, is on hand throughout the day to support the Owners and keep the development in perfect shape. Lesley arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin Guest Suite is perfect and available for just £15 per night for 1 visitor and £20 (£10 each) for 2 visitors. The same excellent value is available across more than 100 Churchill Retirement Lodges for owners to visit throughout the UK.

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Churchill Lodge 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 lodge and owner.

Churchill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55. 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.

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Additional Information

Council Tax Band D: £1585.74

Service charge per 6 months: £1213.17

Ground rent per 6 months: £311.10

115 years remaining on the lease

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

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Floor Plan





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Energy Performance Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92 plus) A			(92 plus) A
(81 - 91) B			(81 - 91) B
(69 - 80) C	72	74	(69 - 80) C
(55 - 68) D			(55 - 68) D
(39 - 54) E			(39 - 54) E
(21 - 38) F			(21 - 38) F
(1 - 20) G			(1 - 20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
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 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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