

King Edgar Lodge

Christchurch Road | Ringwood



Homes at the heart of an enjoyable retirement

Churchill
Retirement Living 
Autograph
COLLECTION

Home is at the heart of an independent, safe, secure and fulfilling retirement



Churchill Retirement Living specialises exclusively in the development of purpose built apartments for those looking for an independent, active, safe and secure lifestyle in their retirement.

At King Edgar Lodge, Ringwood we are creating a collection of beautiful apartments and facilities for perfect retirement living. **Come and see for yourself.**



"At Churchill Retirement Living, we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle.

We hope that you will be able to visit us at King Edgar Lodge soon and see for yourself how good retirement living is with Churchill."

Spencer J. McCarthy
Chairman and Group Managing Director

Clinton J. McCarthy
Managing Director

Home is at the heart of an independent lifestyle

We provide you with an independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years, with peace of mind, comfort and security.





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 meeting place.

Our Lodges are conveniently located for the shops, services and local amenities you'll need to pursue your chosen lifestyle. You can enjoy outings, visits and holidays, knowing that your home is secure.

To ensure you have the time to enjoy your new lifestyle, all communal maintenance and upkeep of the development is taken care of. All those irritating, time consuming jobs like window cleaning – and even the gardening – are now someone else's problem. You can just relax.

The safety and security features in your apartment, along with all the maintenance, running costs and upkeep of the communal areas, including the lift, are covered by a single, monthly Management Charge, so you can budget with confidence.

Your free time is yours to enjoy and spend as you wish, with friends, neighbours, family or just by yourself.



"A month after moving in, I fulfilled a lifelong dream to visit the Taj Mahal in India. Free from the responsibilities of a large house and the worries of living alone, I have been able to embrace my retirement."

Mrs Winter, Dean Lodge

An ideal location, close to all you need

Located on the edge of the New Forest in the desirable market town of Ringwood, King Edgar Lodge is a delightful development of 25 one and two bedroom retirement apartments.

King Edgar Lodge is a part of Churchill Retirement's new Autograph Collection of smaller more exclusive developments, with interiors designed by the renowned Jane Clayton company. The Lodge is named after King Edgar who mentioned Ringwood in his charter of 961 when he gifted land from Rimecudra to Abingdon Abbey as a thank you for the way they nurtured and educated him as a child, following the death of his parents. This led to a change in the way boundaries were divided in a fairer and more peaceful way Nationwide and to King Edgar being known as the peaceful king.

The development is ideally located for all local shops and amenities as it is just a short walk from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafés and restaurants, as well as full medical facilities. The town is home to a weekly market on a Wednesday and hosts a Farmers market once a month in the Furlong Shopping Centre.

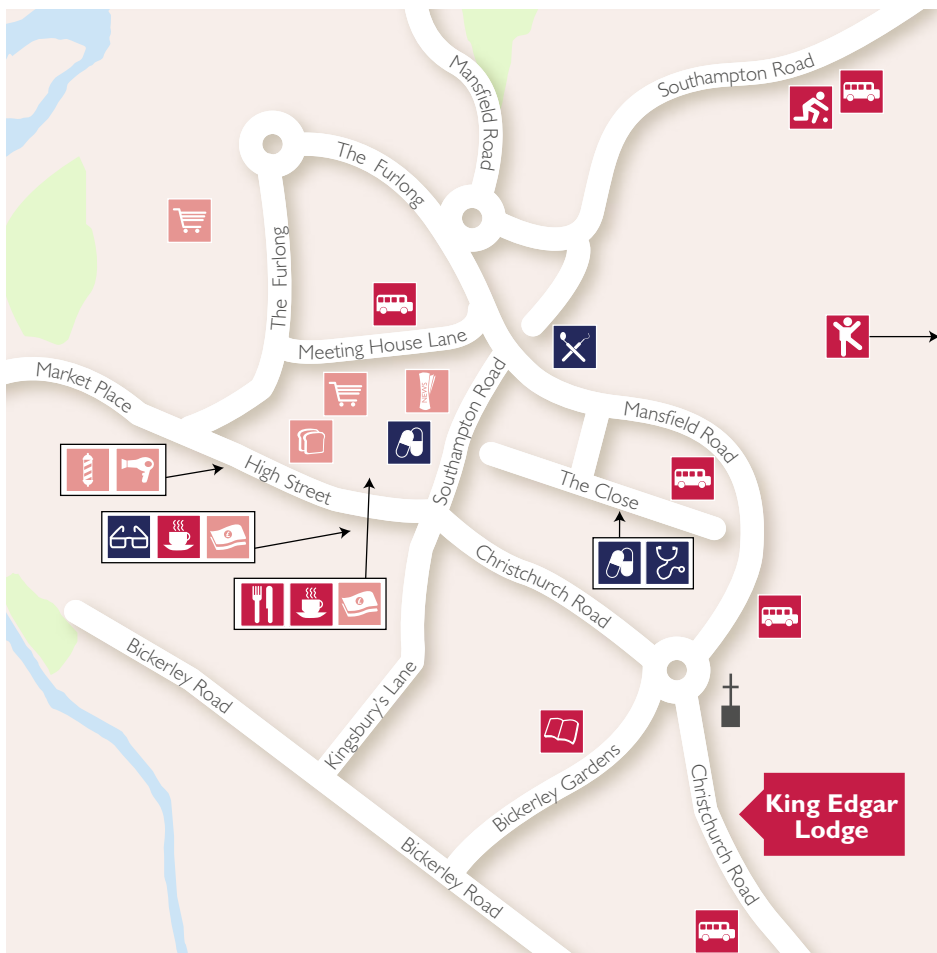
Ringwood has a strong local community and is home to a number of associations and clubs, covering interests as diverse as bridge, gardening and sport. There is also a regular

calendar of events run by the local town council and community as well as the local churches. The town has good junior schools and a well regarded secondary school that serves the town and the surrounding villages.

There is a choice of leisure centres, with Ringwood leisure centre sited next to the secondary school which has a swimming pool as well as a gym and outdoor 5 a-side courts, and the members only David Lloyd health and leisure centre.

Excellent roads link Ringwood to Bournemouth, Salisbury, Southampton and London. The town has good bus services and is also served by a National Express coach service linking the town to London.





Local amenities within easy reach of King Edgar Lodge

Leisure

- | | |
|----------|----------------|
| Bus Stop | Leisure Centre |
| Café | Bowls & Tennis |
| Library | Restaurant |

Medical

- | | |
|-----------|----------|
| Opticians | Pharmacy |
| Dentist | Doctors |

Shopping

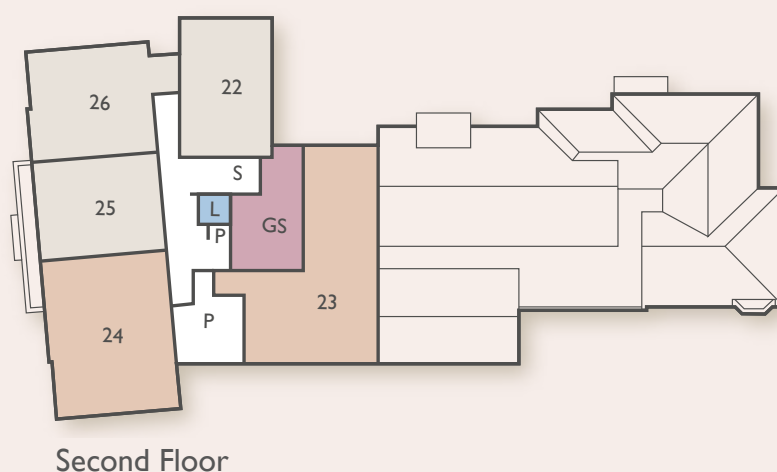
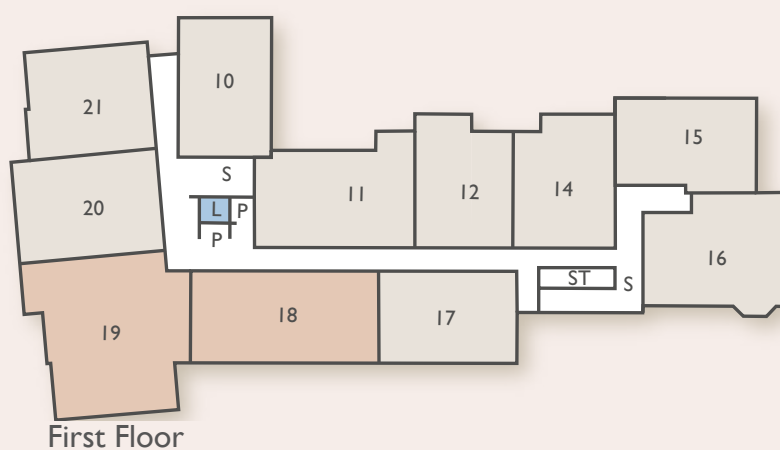
- | | |
|-------------|-------------|
| Barbers | Supermarket |
| Hairdresser | Newsagents |
| Bakers | Bank |

- Church

The development and facilities at King Edgar Lodge

The plans below shows the position of King Edgar Lodge and what's included within the development.





E Entrance
K Kitchen
S Stairs
WC Communal WC

ST Store
RS Refuse Store
BS Buggy Store
P Plant

Reception
Lift

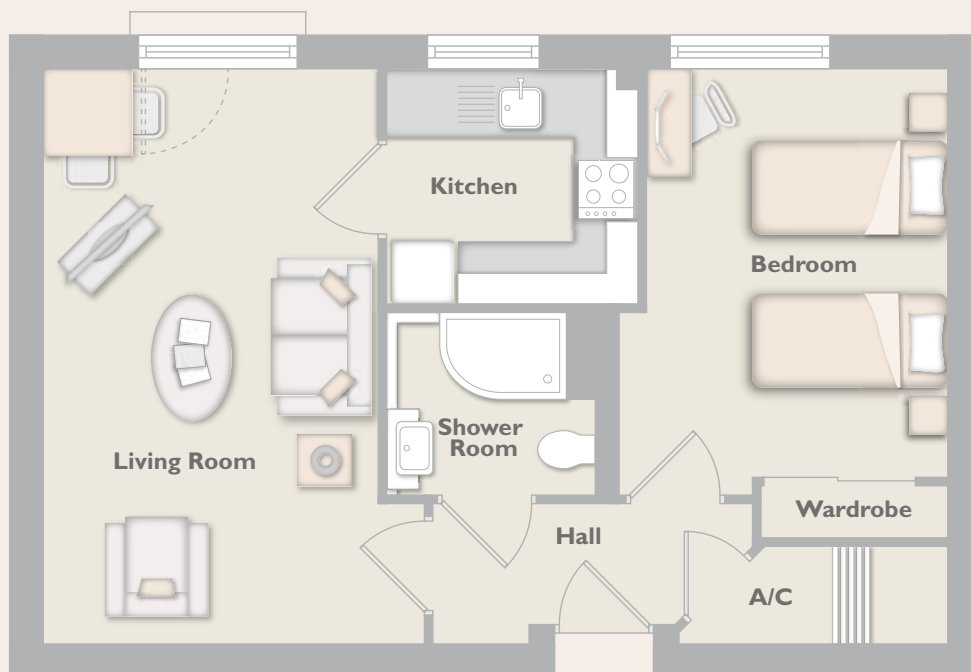
One Bedroom Apartment
Two Bedroom Apartment

Your perfect apartment

There is a choice of one and two bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms. The plans below are examples of the typical layout of our apartments, showing how the living spaces are carefully designed for comfort, safety, maximum light and flexible space.

Typical one bedroom apartment layout

Kitchen	7'2" x 7'10"	2180mm x 2380mm	Shower Room	5'8" x 6'11"	1735mm x 2120mm
Living Room	11'8" x 17'6"	3560mm x 5340mm	Bedroom	10'2" x 13'1"	3100mm x 3990mm





Typical two bedroom apartment layout*

Kitchen	7'8" x 8'1"	2325mm x 2465mm
Living Room	10'7" x 22'10"	3220mm x 6960mm
Shower Room	5'7" x 6'11"	1700mm x 2100mm

Bedroom One	9'3" x 16'2"	2825mm x 4935mm
Bedroom Two	9'4" x 16'2"	2845mm x 4935mm



*Cloakrooms available in selected two bedroom apartments.

Home is at the heart of your retirement

From talking to our Customers, we know what we build is equally as important as where we build.





We always make sure our developments are well located for the local shops or town centre and essential amenities, including local transport. In addition, each development is individually designed to blend comfortably with neighbouring properties, and be a home you'll be proud to live in.

We use the very latest construction materials, fixtures and fittings, for maximum energy efficiency and low utility bills. Communal areas are attractively decorated and furnished in a comfortable, contemporary style, and always kept immaculately clean.

Your own apartment can be furnished and decorated however you wish, although structural alterations may need approval.

A great deal of importance is placed on the communal gardens, providing a welcome retreat for you, your family and friends. Our developments also benefit from a Guest Suite for the comfort and convenience of your family and friends to stay over when visiting, and a lift to all floors so heavy shopping isn't a chore.

The beautifully furnished Owners' Lounge is another popular feature of our developments and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book. Whether you want privacy or companionship, the choice is yours at a Churchill Retirement Living development.

"Chadwick Lodge has been built in the perfect location... It is close to local amenities which are accessible by bus and easy for family and friends to get to when they visit."

Mr and Mrs Cannon, Chadwick Lodge



Home is at the heart of a safe and secure retirement

At all of our Lodges, we aim to provide you with complete peace of mind, so you can relax and enjoy your new lifestyle.

You will often meet up with your neighbours in a Churchill retirement development; there is a great sense of community which encourages friendships and social activity as well as being a huge reassurance at all times.

A 24 hour emergency Careline system is also provided via a discreet personal pendant alarm and shower room call point. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the Careline team, 24 hours a day, 365 days a year.

A camera entry system is installed and can be operated via a standard TV set from your apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

An intruder alarm is fitted to the front door of every apartment and in ground floor apartments sensors are also fitted throughout.

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the Careline system.

And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help, from answering day to day queries to keeping an eye on your apartment if you go away.

All the above security features are included in your monthly Management Charge, so they are always in place, providing you with peace of mind for a safe and secure retirement in your new apartment.



“My apartment is a lot easier to maintain than my previous home and of course you have the company of the other Owners.”

Mrs Wertheim, Abbots Lodge



Home is at the heart of your comfortable & convenient retirement

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

There are two big differences between Churchill Retirement Living and the other retirement options. First of all, everything in your Churchill apartment is brand new – never been used with guarantees – and, secondly, because it is your own private apartment, it can be personalised to your taste – just how you like it. Just think of it as a brand new start!

We have taken care of the essential specifications. There's a winning combination of design and functionality in both the kitchen and shower room. Tiled and colour co-ordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour co-ordinated worktops including built-in washer/dryer, fridge and freezer. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood.

All apartments have a shower room with WC, with selected two bedroom apartments also having a separate cloakroom. The development is heated via communal air source heat pumps which use the natural energy within the air to a pump which provides heat and hot water to the development, including each individual apartment.

The system is very energy efficient and therefore reduces running costs as the pumps are able to produce more energy than they consume. This delivers a very efficient form of heating. Owners will benefit by having full control of their heating via thermostats and programmers.

All apartments are inspected by our Customer Services Department to ensure they are handed over with a first class standard of finish and quality. Typically our developments have the following comprehensive specification.

Please check with the Sales Consultants for details of your chosen apartment.





Safety and Security

- Camera entry system for use with a standard TV
- 24-hour Careline support system provided via a personal pendant alarm
- Intruder alarms to all apartments
- Mains connected smoke detector

Shower Room

- Thermostatic shower
- Fitted mirrored wall unit with shaver socket
- Mixer taps
- Heated towel rail
- Extractor fan

Kitchen

- Fitted kitchen with integral fridge and freezer
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Zanussi Washer/Dryer

Heating and Finishes

- Energy efficient and economical heating
- Heating insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and shower room

General

- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Lift to all floors
- Landscaped gardens
- Car park
- Proximity fob door entry system to the main entrance of the development
- Lodge Manager
- Fully furnished Owners' Lounge and tea point
- Fully furnished Guest Suite
- External refuse room
- Home internet shopping service*
- Constructed to NHBC standards with 10 year home warranty

*Online shopping for groceries is available through your Lodge Manager.

A well-managed community is at the heart of your retirement

It is our policy to be completely transparent when it comes to costs – nothing is hidden, there are no surprises, you will know exactly how much to budget for.

The actual monthly costs vary depending on the location and the type of apartment you choose, but at any time, our Sales Consultant will be able to give you an accurate figure for the specific home you are considering.

If you add up what it costs to live in your current home every month, that will give you a useful comparison when considering a move to Churchill Retirement Living. Your Sales Consultant will be happy to help you with this.

As with any other leasehold property, the Management Charge includes ground rent, plus a service charge, which includes all exterior maintenance and redecoration, and upkeep of communal areas (hallways, lifts, stairs, paths, driveways etc).

The Millstream Management Services Charge also includes many things you would have to pay for anyway: hot water in your own apartment, general heating, water and sewerage charges, buildings insurance and extras like window cleaning and garden maintenance. And it includes many of the things you would expect to pay extra for: the services of the full-time Lodge Manager, 24 hour Careline Monitoring, the furnishing, heating and cleaning of the Owners' Lounge, and more.

The Millstream Management Charge is competitive and there should not be any unexpected bills. Churchill also does not charge a transfer (exit) fee if you sell or sublet your property.

Accurate figures for individual apartments are supplied on a separate sheet, together with details of how the money is spent. Please ask for details.

Millstream Management Services

Millstream Management Services Ltd is an independent company, owned by Churchill Retirement Living. They oversee the smooth and efficient running of our developments, ensuring the building, communal areas and landscaped gardens are maintained to a high standard for many years to come.

They collect the Management Charge six-monthly, carefully select the Lodge Managers and administer the Lodge outgoings. A full breakdown of these costs is available on request at any time.

You will find full details and further information about Millstream Management Ltd on a separate leaflet, or on their website: millstreammanagement.co.uk.



Notes

Please use this area to prepare any questions you may have prior to your visit.

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King Edgar Lodge

Christchurch Road, Ringwood, Hampshire BH24 1DH

Please contact us on

0800 458 1852

churchillretirement.co.uk

**The Retirement Housebuilder of Choice
for an Independent, Secure and Fulfilling Lifestyle**



Connect with us on Facebook & Twitter



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The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in. Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter specification without notice. Age restrictions apply on all our retirement developments. Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. Local amenities shown are correct at the time of going to print. XCRL285/0715.

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