



Nightingale Lodge Great Well Drive | £262,500  
Romsey, Hampshire, SO51 7AH

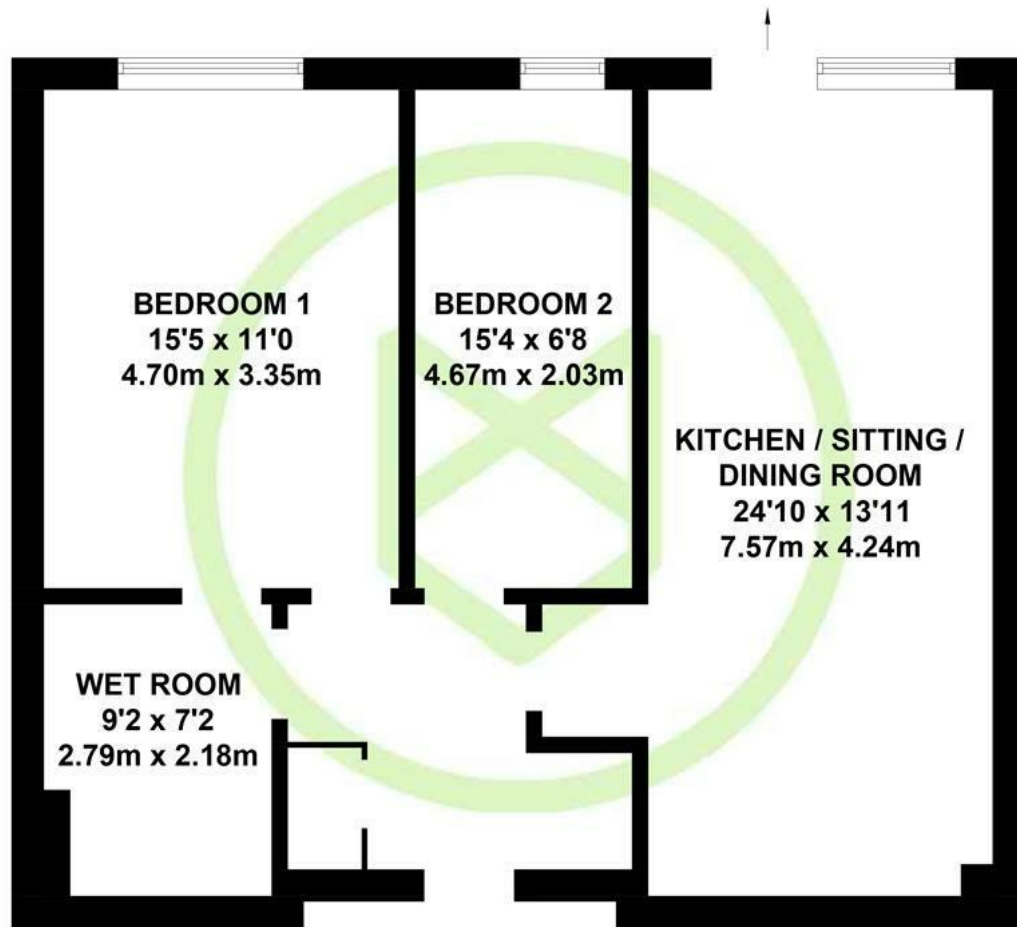




Nightingale Lodge Great Well Drive  
Romsey, Hampshire, SO51 7AH

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## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
722 SQ FT / 67.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1091877)

## Summary

Available as shared ownership of 75% of the full value. A modern retirement apartment, available for the over 55's, located in Nightingale Lodge, Romsey. This spacious apartment features two bedrooms, large wet room and open plan kitchen/dining/sitting room opening to private patio. Onsite facilities include house management, a restaurant, guest suite, communal indoor and outdoor areas, activities residents are welcome to participate in and on site care.

## Summary

- A modern ground floor apartment
- Open plan kitchen/dining/sitting area opening to private patio
- Large wet room
- Two bedrooms
- 24/7 staffing and care facilities available
- Available as shared ownership of 75% of the full value
- Beautifully kept communal grounds

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# Nightingale Lodge Great Well Drive

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## Accommodation

Upon entry, the wide entrance hall provides access to all rooms within the apartment and useful storage cupboard. The open plan kitchen/sitting/dining area has door opening out to the private patio area and access for the communal gardens. The kitchen has a selection of wall and base storage units and built in appliances including fridge/freezer, washing machine, hob with extractor above and oven. The principal bedroom is a generous double with door accessing the Jack and Jill wet room. Bedroom two is an ample single or perfect study space. The Jack and Jill wet room features shower, WC and wash basin.

## Onsite Facilities

Onsite facilities include house management, a restaurant, guest suite, communal indoor and outdoor areas and on site care. Activities on site are available if residents wish to participate.

## Shared Ownership

The apartment is available to purchase at 75% of the full value

## Location

Situated just a mile from the historic market town of Romsey, Hampshire, and a short drive from the New Forest. Nightingale Lodge is an exclusive new community that's full of character and charm in equal measures. This lively extra care community is a short walk away from Romsey Hospital, Abbeywell Surgery and Pharmacy, bus links and Romsey Railway station.

## Eligibility

Contact HenshawFox to discuss further

## Length of Lease

250 years from 2021

## Service Charge

£5,740.68 per annum

## Peace of Mind Charge

£131.15 per month

## Council Tax

Test Valley - Band C

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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