



Asking Price £135,000 Leasehold

1 Bedroom, Apartment - Retirement

22, Mottisfont Lodge Alma Road, Romsey, Hampshire, SO51 8AG

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Mottisfont Lodge

Mottisfont Lodge is a prestigious development of stylish one and two-bedroom purpose built apartments, constructed by Churchill Retirement Living. The development, which comprises of 31 properties arranged over 3 floors, is set in beautifully landscaped communal gardens.

The Lodge is located a mere 500 yards from the town centre and the nearest GP practice is only 100 yards down the road. The nearest bus stop is a few yards from the lodge, giving easy access to the surrounding areas. The development is just 6 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.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Mottisfont Lodge has been designed with safety and security at the forefront. The 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, CCTV system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mottisfont Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

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



# Property Overview

\*\*\* Retirement Property 1 Bedroom \*\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is conveniently located for the stairs. The apartment has also recently been recarpeted throughout.

The Lounge offers ample space for living and dining room furniture and also benefits from a large storage cupboard.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over with space for a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.



# Features

- One bedroom first floor retirement apartment
- Good decorative order throughout
- Overlooks the communal gardens
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners Lounge
- Close to local amenities and bus routes
- Laundry Room
- Residents car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service charge (Year Ending 31st August 2025)  
£3,031.14 per annum.

Ground rent: £785.48 per annum. To be reviewed  
April 2047.

Council Tax: Band B

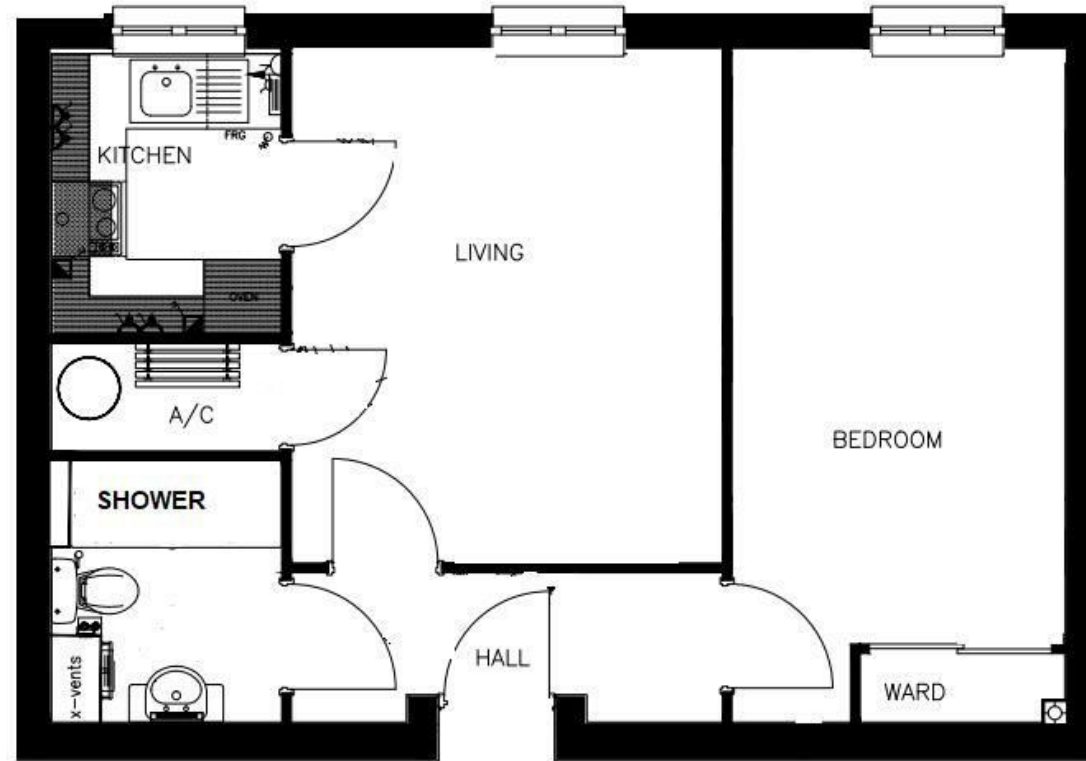
125 year Lease commencing 2001

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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.

A 1% contribution of the final selling price to the contingency

EPC Rating: C



Living	13'-5" max x 11'-4" max	4090mm max x 3465mm max
Kitchen	7'-5" max x 6'-1" max	2250mm max x 1850mm max
Bathroom	6'-11" max x 6'-1" max	2101mm max x 1850mm max
Bedroom	17'-7" max x 8'-9" max	5365mm max x 2675mm max

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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