



Asking Price £168,000 Leasehold

1 Bedroom, Apartment - Retirement

12, King Edgar Lodge 65 Christchurch Road, Ringwood, Hampshire, BH24 1DH

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Churchill
Sales & Lettings
Retirement Property Specialists

King Edgar Lodge

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 apartments.

King Edgar Lodge is a part of Churchill Retirement's Autograph Collection of smaller more exclusive developments,

The development is ideally located for all local shops and amenities as it is just a short walk away from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafes 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.

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.

King Edgar Lodge's manager, is on hand 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

King Edgar 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, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

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

King Edgar Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

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, a fridge, a freezer and a washer/dryer.

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.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom first floor retirement apartment
- Good decorative order throughout
- No onward chain
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Close to the town centre & excellent transport links
- Owners' private 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 Retirement Living developments across the country



Key Information

Service Charge (Year ending 31st May 2024)
£3,366.24 per annum.

Ground rent £796.82 per annum. To be reviewed in
February 2030

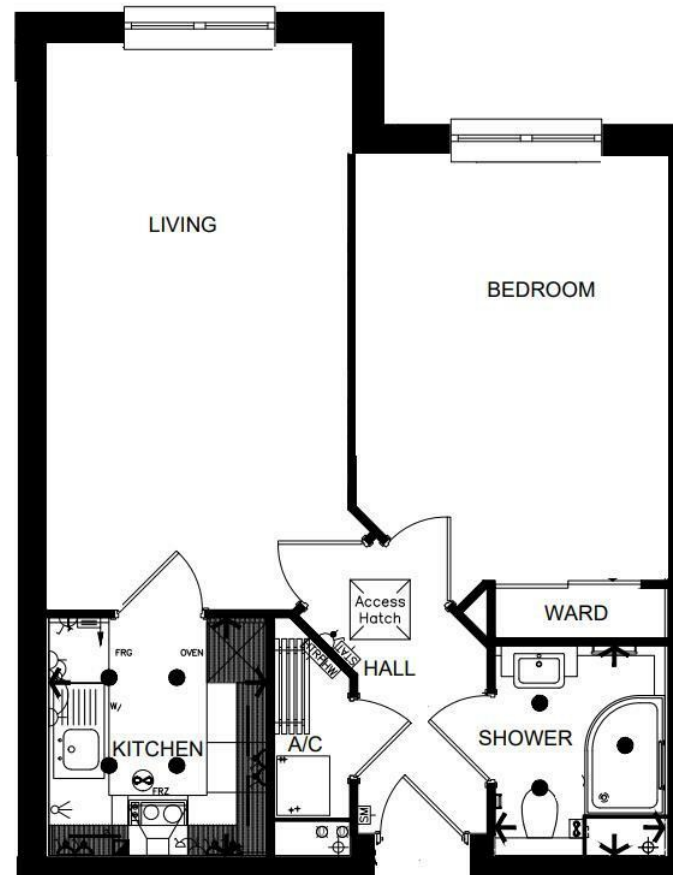
Council Tax Band C

125 year Lease commencing May 2016

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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: B

Living	Width	9'-9" [2970]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom	Width	10'-2" [3090]	max	Length	13'-10" [4210]	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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