



Asking Price £149,995 Leasehold

1 Bedroom, Apartment - Retirement

18, Apsley Lodge London Road, Waterlooville, Hampshire, PO7 7WB

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Apsley Lodge

Apsley Lodge is a delightful development of 27 one and two bedroom retirement apartments located in the popular town of Waterloooville.

The Lodge and the apartment are heated by communal Air Source Heating. The costs for the heating are included in the service charges.

Well located for Waterloooville's town centre, Apsley Lodge is ideally placed for the local shops, amenities and transport. The Boulevard is a busy pedestrian precinct, linking London Road with Dukes Walk and is home to a number of High Street stores, alongside smaller independent retailers and the town's library.

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.

Apsley 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.

Apsley 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.

Apsley 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

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom first floor apartment overlooking the communal garden. The property, conveniently located for the lift and stairs, offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture.

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 washer/dryer. 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.

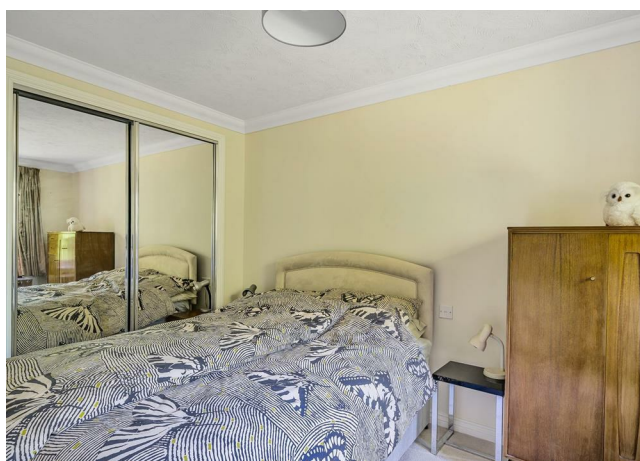
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



Features

- One bedroom first floor retirement apartment
- Overlooks gardens
- Good decorative order throughout
- No forward chain
- Conveniently located for the lift and stairs
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- 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 May 2025):
£3,798.90 per annum.

Ground rent: £821.68 per annum. To be reviewed in
October 2030.

Council Tax: Band B

125 year lease commencing 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, Air Source Heating, 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 fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: B

Living	Width	14'-2" [4310] max	Length	20'-5" [6230] max
Kitchen	Width	7'-10" [2380] max	Length	9'-10" [2990] max
Shower Room	Width	5'-8" [1725] max	Length	6'-11" [2120] max
Bedroom 1	Width	10'-2" [3105] max	Length	13'-1" [3990] max
		← 7'-8" [2325]	→	Arrows denote measurement distances

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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