



Asking Price £290,000 Leasehold

2 Bedroom, Apartment - Retirement

7, Nightingale Lodge 15 Padnell Road, Waterlooville, Hampshire, PO8 8AW

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Churchill
Sales & Lettings
Retirement Property Specialists

Nightingale Lodge

Nightingale Lodge is a charming development of just 19 one and two-bedroom retirement apartments situated in a quiet residential street in the small village of Cowplian.

The development is ideally located close to the village centre shops and amenities, including full medical facilities, a Post Office, bank and good range of shops. There is also a large recreation ground with a park, tennis courts and bowling green within the village.

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.

Nightingale 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. 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.

Nightingale 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.

Nightingale 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 two bedroom ground floor apartment with Patio area overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Patio area.

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 and a freezer. A window allows for light and ventilation.

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

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

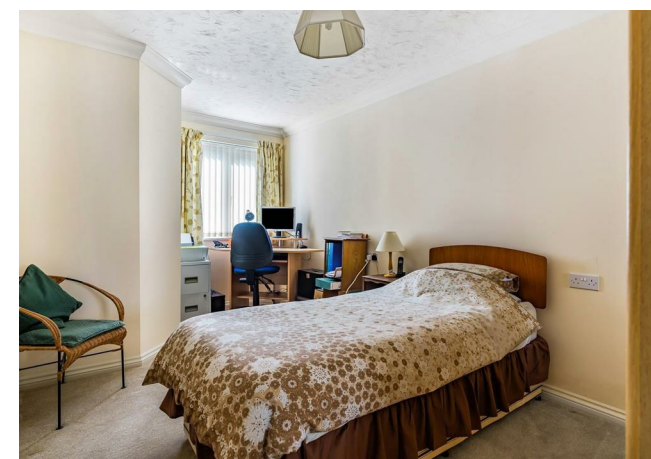
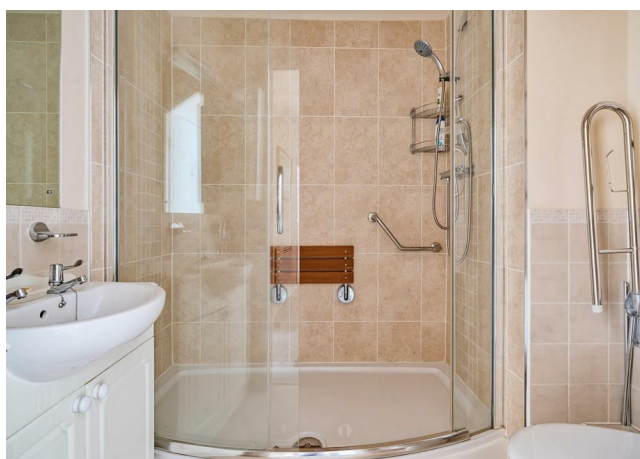
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



Features

- Two bedroom ground floor retirement apartment
- Own Patio area overlooking the communal garden
- Good decorative order throughout
- No forward chain
- Fully fitted kitchen with integrated appliances
- 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.
- Owners' private car park
- 24 hour Careline system for safety and security



Key Information

Service Charge: (Year ending 31st May 2024):
£4,317.33 per annum.

Ground Rent: £816.32 per annum. To be reviewed in
November 2029

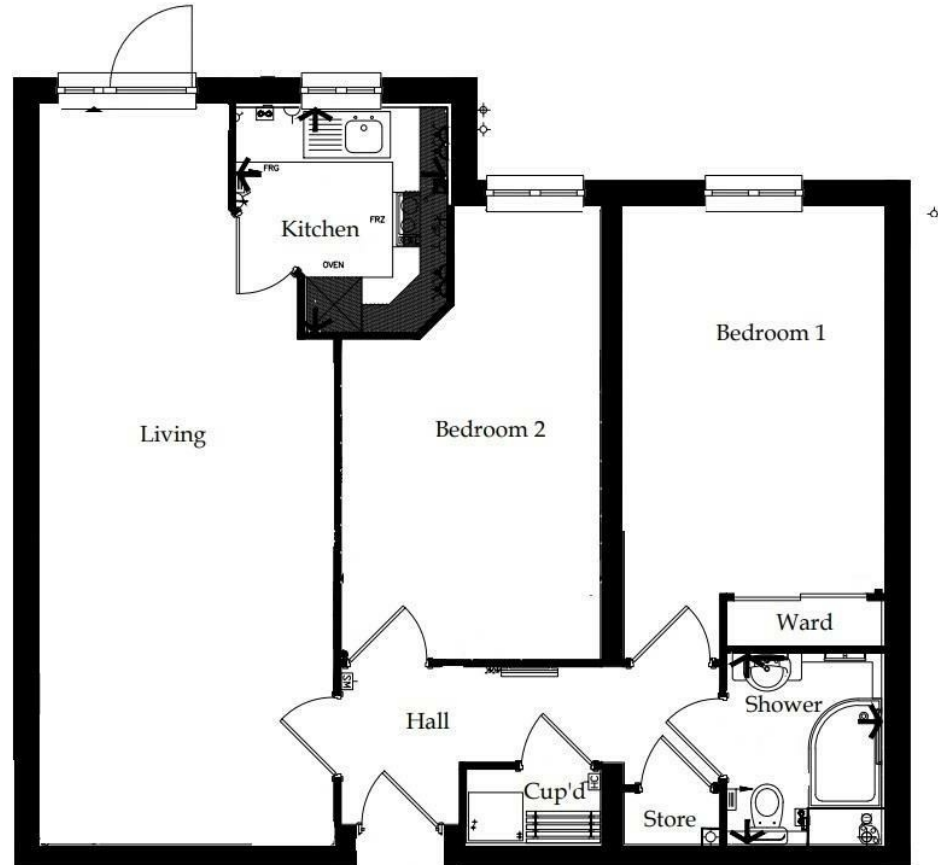
Council Tax: Band C

125-year lease commencing 2017

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, heating, 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 fund is payable by the Seller upon completion of the sale of the property.



Living	Width	10'-7" [3215] max	Length	26'-6" [8080] max
Kitchen	Width	7'-6" [2290] max	Length	8'-1" [2460] max
Shower	Width	5'-7" [1705] max	Length	6'-10" [2080] max
Bedroom 1	Width	9'-3" [2810] max	Length	16'-2" [4940] max
Bedroom 2	Width	9'-4" [2850] max	Length	16'-2" [4930] max

EPC Rating: C

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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