



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

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Sales & Lettings
Retirement Property Specialists

Chantry Lodge

Chantry Lodge is a stylish development of 65 one and two bedroom retirement apartments. The picturesque market town of Andover, in the Test Valley, with its attractive high street and narrow walkways, dates back to Saxon times. Most of the town's buildings are from the 18th century when it was an important stopover for coaches on their way to London, Southampton and Oxford.

The main High Street has a good cross-section of chain stores, banks and local shops providing for most shoppers' needs. The town centre also has a host of old pubs and restaurants offering a range of dining options. Rooksbury Mill and adjacent Watermills Park situated south of Andover town centre are a popular location for walks and fishing.

Chantry Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They assist with many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Chantry Lodge has been designed with safety and security at the forefront, all apartments and communal areas have 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.

Chantry 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.

Chantry 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 overlooking the communal garden. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge, currently set up as a Dining Room, 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/freezer, washer/dryer and dishwasher. 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.

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

Bedroom Two is another good size room which is currently set up as a Lounge but could be used as a Study or Hobby Room.

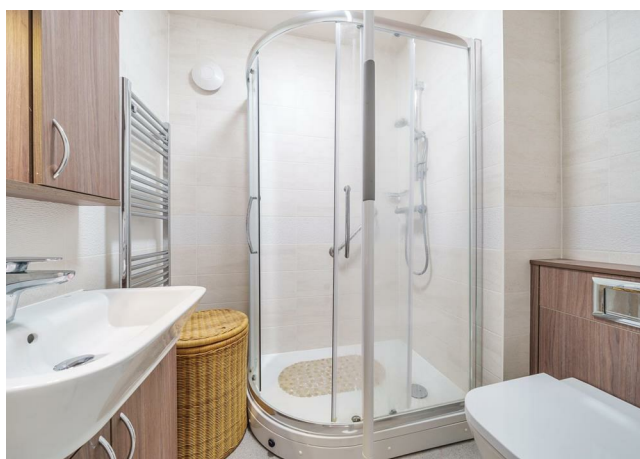
The Bathroom has a bath with overhead shower, a screen, handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



Features

- Two bedroom ground floor retirement apartment
- Own Patio area
- En Suite to Bedroom One
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- Owners Rooftop Terrace, Wellbeing Suite and private car park
- 24 hour Careline system for safety and security
- Lodge manager available 5 days a week
- 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):
£4,972.29 per annum.

Ground rent: £882.86 per annum. To be reviewed
December 2030.

Council Tax: Band C

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 sourced heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

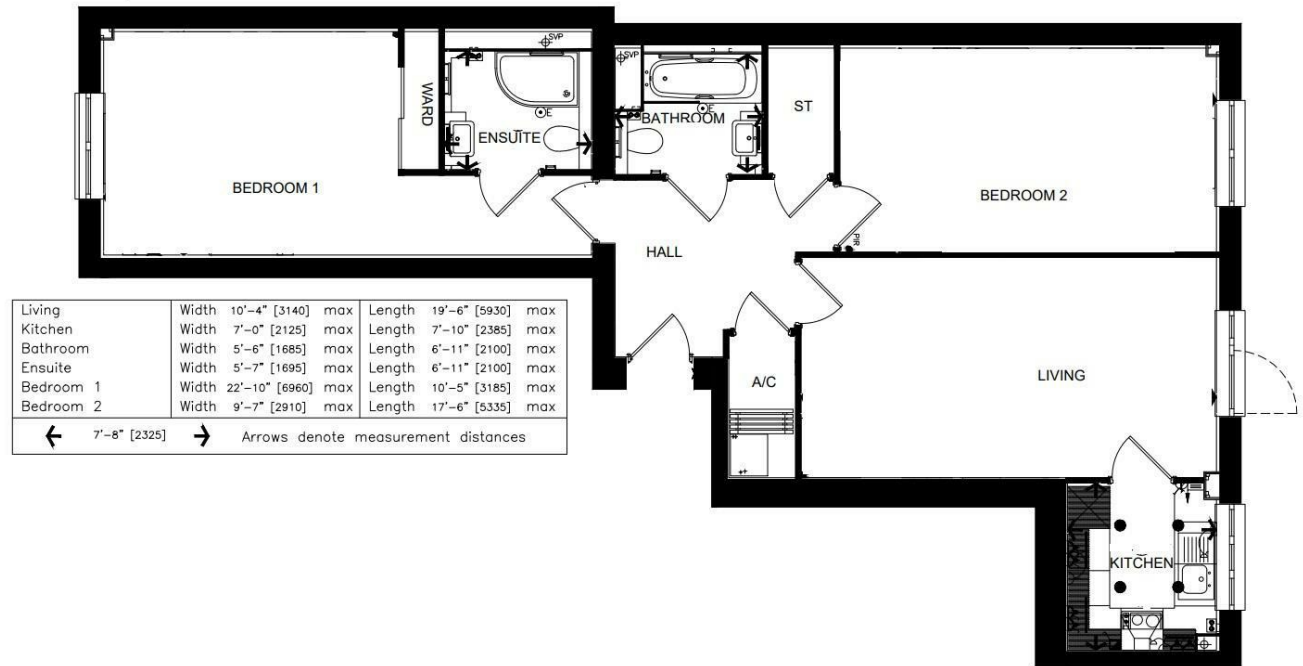
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: 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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