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Asking Price £165,000 Leasehold

1 Bedroom, Apartment - Retirement

1, Mitchell Lodge 50-56 West End Road, Bitterne, Southampton, Hampshire, SO18 6TG

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Mitchell Lodge

Mitchell Lodge is a delightful development of 36 one and two-bedroom retirement apartments located in the village of Bitterne, a suburb of the maritime city of Southampton. It is named after Reginald Joseph Mitchell, the designer of the Vickers Supermarine Spitfire fighter plane. Reginald Mitchell lived in Southampton and the Spitfire first flew from Eastleigh Aerodrome, now Southampton Airport, on 5th March 1936.

Mitchell Lodge is ideally located for the centre of the village, a pedestrianised shopping precinct, which offer a wide selection of shop and amenities; supermarkets and High Street banks can be found alongside traditional bakers and butchers.

Southampton itself is one of Britain's most historic ports and is a vibrant and modern city. The city is firmly established as the UK's number one cruise port with a waterfront that welcomes some of the world's greatest liners and cruise ships. As well as the right maritime heritage, there is also a wealth of beautifully kept parks and green spaces, which rightly earn Southampton the title of 'the green city'. Southampton is also on the doorstep of England's smallest national park, The New Forest, an ancient forest which consists of the 145 square miles of open heath and woodlands, home to its famous wild ponies.

The village is well served by public transport with regular train services to Southampton, Portsmouth and Southsea and buses catering for a variety of local journeys, enabling you to travel when you wish.

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

Mitchell 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.

Mitchell 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.

Mitchell 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 pleased to be marketing this one bedroom ground floor apartment overlooking the communal garden. The property has its own Patio area and offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture with a door leading on to 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.

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 Bathroom has a bath with overhead shower, a shower screen, 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, ground floor retirement apartment
- Own Patio area overlooking the communal garden
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- 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):  
£3,044.56 per annum.

Approximate Area = 545 sq ft / 50.6 sq m  
For identification only - Not to scale

Ground Rent £597.74 per annum. To be reviewed  
December 2024

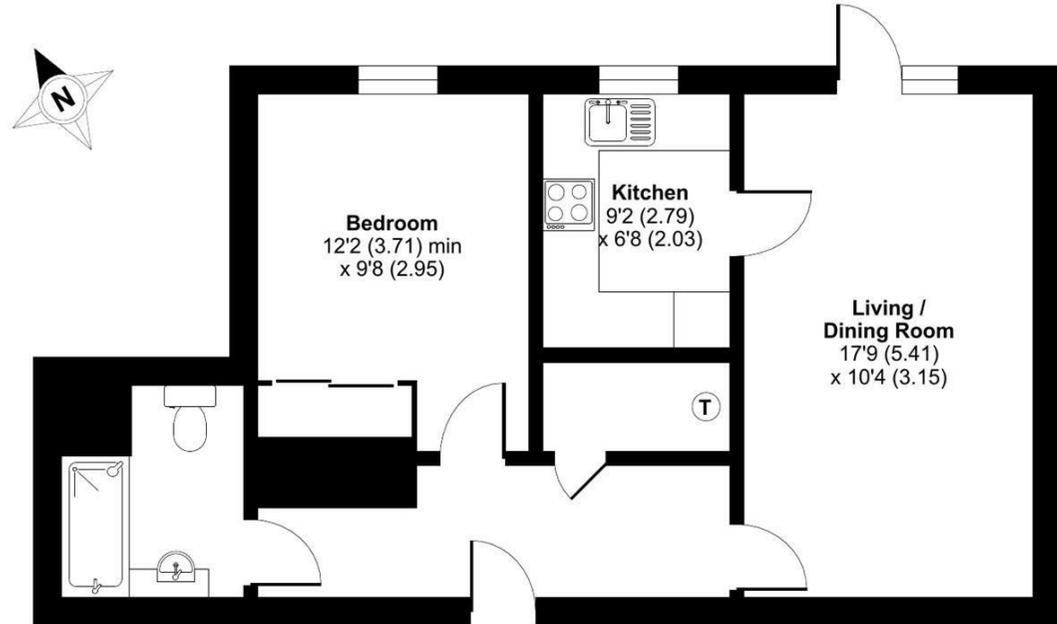
Council Tax: Band B

125 year Lease commencing 2010

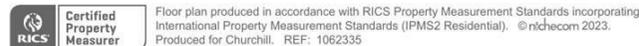
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, communal  
cleaning, garden maintenance, lift maintenance,  
lodge manager and a contribution to the  
contingency fund and redecoration 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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