



Asking Price £109,950 Leasehold

1 Bedroom, Apartment - Retirement

31, Victoria Lodge 121-127 Highfield Lane, Portswood, Southampton, SO17 1NF

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Churchill
Sales & Lettings
Retirement Property Specialists

Victoria Lodge

Victoria Lodge is a prestigious and stylish development of one and two bedroom purpose built apartments constructed by Churchill Retirement Living. The development comprises of 35 properties arranged over 4 floors and is ideally situated in an ideal position close to essential amenities.

Portswood is ideally situated in the suburbs of Southampton, within easy reach of all local amenities and many places of interest.

There are regular bus services from Southampton City Centre to Portswood Broadway and a direct train service from Southampton Central train station to St Denys.

The Lodge 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.

Victoria 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.

Victoria 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.

Victoria 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 lovely one bedroom second floor apartment. The property is presented in good order and conveniently located for the lift and stairs.

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

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

(We understand from the seller that the hob, oven, freezer and WC were renewed in July 2022).



Features

- One bedroom second floor retirement apartment
- Good decorative order
- No forward chain
- Convenient for lift and stairs
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- 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):
£3,538.01 per annum.

Approximate Area = 523 sq ft / 48.5 sq m
For identification only - Not to scale

Ground rent: £664.62 per annum. To be reviewed in
August 2027

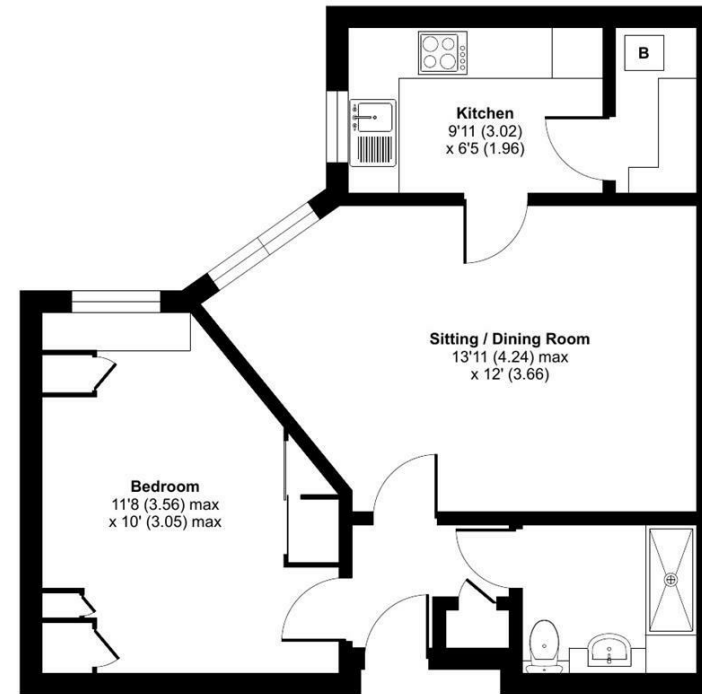
Council Tax: Band B

125 year Lease commencing 2006

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 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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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