



Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

18, King Edgar Lodge 65 Christchurch Road, Ringwood, BH24 1DH



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# King Edgar Lodge

Located on the edge of the New Forest in the desirable market town of Ringwood, King Edgar Lodge is a delightful development of 25 one and two bedroom apartments.

King Edgar Lodge is a part of Churchill Retirement's Autograph Collection of smaller more exclusive developments,

The development is ideally located for all local shops and amenities as it is just a short walk away from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafes and restaurants, as well as full medical facilities. The town is home to a weekly market on a Wednesday and hosts a Farmers market once a month in the Furlong Shopping Centre.

Ringwood has a strong local community and is home to a number of associations and clubs, covering interests as diverse as bridge, gardening and sport. There is also a regular calendar of events run by the local town council and community as well as the local churches.

Excellent roads link Ringwood to Bournemouth, Salisbury, Southampton and London. The town has good bus services and is also served by a National Express coach service linking the town to London.

King Edgar's 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.

King Edgar 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.

King Edgar 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.

King Edgar Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

Churchill Sales & Lettings are pleased to be marketing this two bedroom first floor apartment with Juliet Balcony. The property is conveniently located for the lift and stairs and is presented in good 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 Juliet Balcony.

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.

Bedroom One is a generous double room.

Bedroom Two is another good size 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

- Two bedroom first floor retirement apartment with Juliet Balcony
- No onward chain
- Good decorative order
- Convenient for the lift and stairs
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- 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)  
£5,019.66 per annum.

Approximate Area = 690 sq ft / 64.1 sq m  
For identification only - Not to scale

Ground rent £866.11 per annum. To be reviewed in  
February 2030

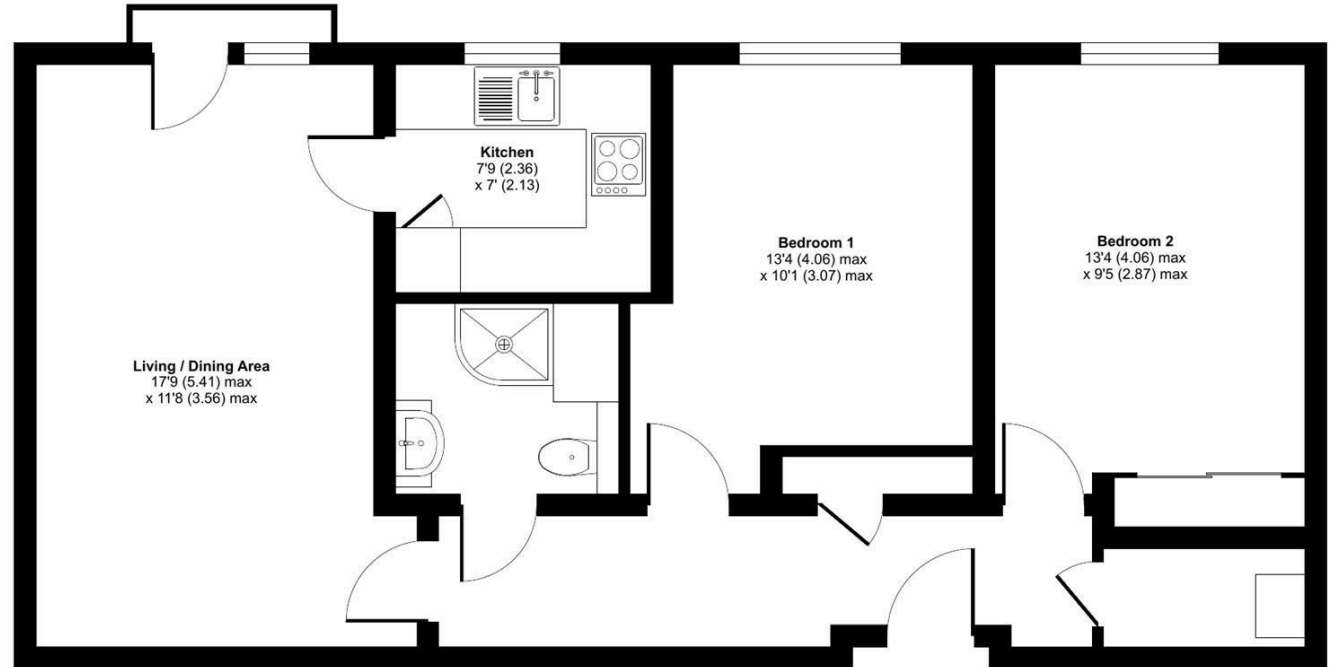
Council Tax Band D

125 year Lease commencing May 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, communal  
cleaning, utilities and maintenance, garden  
maintenance, lift maintenance & Lodge Manager.

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

 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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