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Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

2, Priory Lodge Stony Lane South, Christchurch, Dorset, BH23 1FA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Priory Lodge

Priory Lodge is a beautiful development of 44 one and two bedroom retirement apartments in the pretty market town of Christchurch, named after the 11th century Grade 1 listed Priory Church, which overlooks the town centre and harbour.

Transport links are excellent with a bus stop just outside with routes into the town centre and Bournemouth, and from there direct trains run all day into London Waterloo and to Birmingham. Bournemouth International Airport is also just a few miles away.

The heating in the Lodge and all apartments is supplied by a super efficient Air Source Heating.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging 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.

Priory Lodge has been designed with safety and security at the forefront. The apartments 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. 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.

Priory 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.

Priory 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. 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 and a useful storage cupboard. A door opens onto the Patio.

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 can 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 is a separate Cloakroom and two useful storage cupboards located in the hallway.



# Features

- Two bedroom ground floor retirement apartment with Patio
- Separate Cloakroom
- Good decorative order
- Fully fitted kitchen with integrated appliances
- Heating included and powered by a super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 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):  
£5,274.51 per annum.

Ground Rent: £764.86 per annum. To be reviewed  
April 2029.

Council Tax: Band D

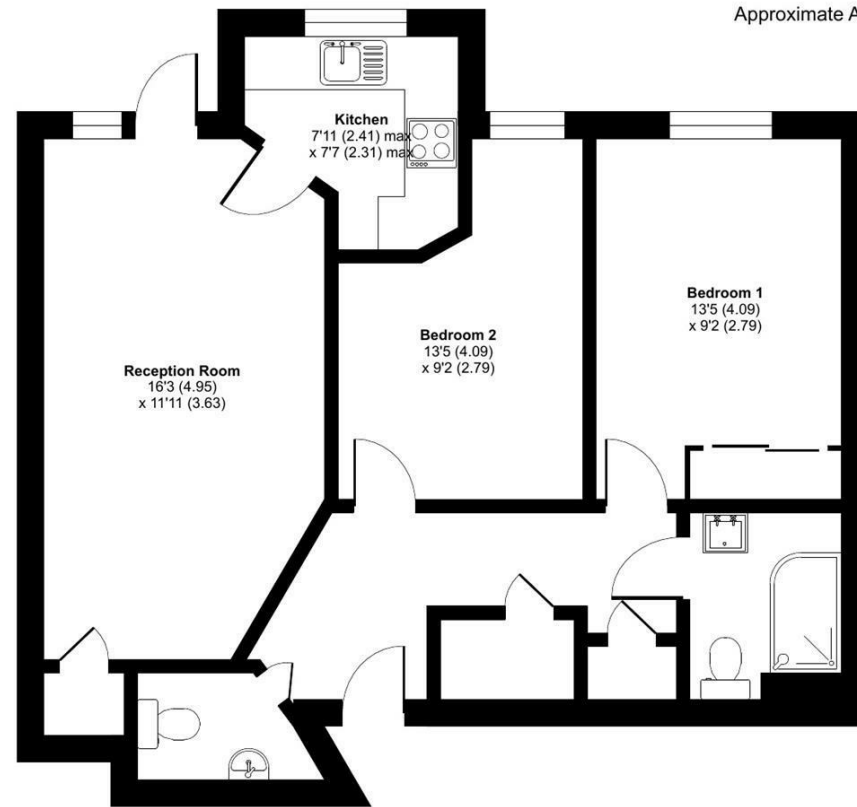
125 year Lease commencing 2015

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 Source 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



Approximate Area = 680 sq ft / 63.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1107573

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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