



£425,000 Leasehold

2 Bedroom, House - Semi-Detached

1a, Abbey Lodge Bridge Road, Romsey, Hampshire, SO51 8LJ



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Abbey Lodge

Abbey Lodge is a beautiful development of 29 one and two bedroom retirement apartments and two 2-bedroom cottages, located in the exquisite town of Romsey.

Well located on the edge of town, the development is ideally placed for the town centre, amenities and shops including a traditional department store. There are also a number of restaurants, coffee shops and tearooms to suit all palates. A market is held in The Cornmarket on Tuesdays, Fridays and Saturdays and the town hosts a monthly farmers market

There is also a Library, bus and train station and Romsey Raids Sports Complex with a swimming pool.

Romsey is ideally placed for exploring the beautiful Hampshire countryside and fascinating places of interest including Mottisfont Abbey, a National Trust property renowned for its Rose Garden and a room decorated by Rex Whistler, the surrounding towns of Salisbury and Winchester and the cultural city of Southampton with four dedicated cruise terminals and an international airport.

Abbey 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.

Abbey Lodge requires any resident to be over the age of 60 with any second resident to be over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom two bathroom Cottage with own parking space, set in our Abbey Lodge retirement development. The property is presented in immaculate condition with no onward chain.

A porch / canopy over the front door leads into a wooden floored entrance hall with a Cloakroom and understairs cupboard.

The generous Lounge offers ample space for living and dining room furniture. A bay window overlooks the entrance to Abbey Lodge whilst a second window has a view to the side of the property. There is a feature fireplace with attractive surround.

A glass door leads into the modern and spacious Kitchen / Dining Area offering a range of eye and base level units with working surfaces over, tiled splashbacks and ceramic tile flooring. There is a built in eye level oven, 4 ring gas hob with a brushed stainless steel extractor hood over, a full height fridge/freezer, integrated dishwasher and washing machine/tumble dryer. French doors open onto the private enclosed rear garden with patio and shed.

Bedroom One is a generous double room with built in wardrobes and plenty of space for additional bedroom furniture if required. There is also a large walk-in cupboard.

The En-Suite Shower Room offers a large shower cubicle, tiled floor, heated towel rail, a WC and wash hand basin with fitted mirrored vanity unit, shaver socket and unit below. There is also a window.

Bedroom Two is another good size room benefitting from built in wardrobes.

The modern Shower Room has a walk in shower, tiled floor, a handrail, WC, wash hand basin with fitted mirrored vanity unit, shaver socket, unit below and a window.



Features

- Two bedroom, two bathroom retirement Cottage
- En Suite Shower to Bedroom One
- Excellent decorative order
- Modern Kitchen
- Own garden
- Own parking space
- No forward chain
- Ideally situated close to town centre for shops and amenities



Key Information

Service Charge (Year Ending 31st May 2024):
£1,168.00 per annum.

Ground Rent: £537.00 per annum. To be reviewed
in September 2028.

Council Tax: Band E

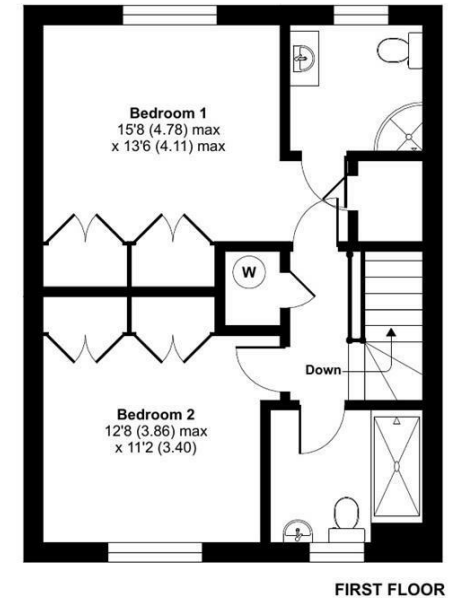
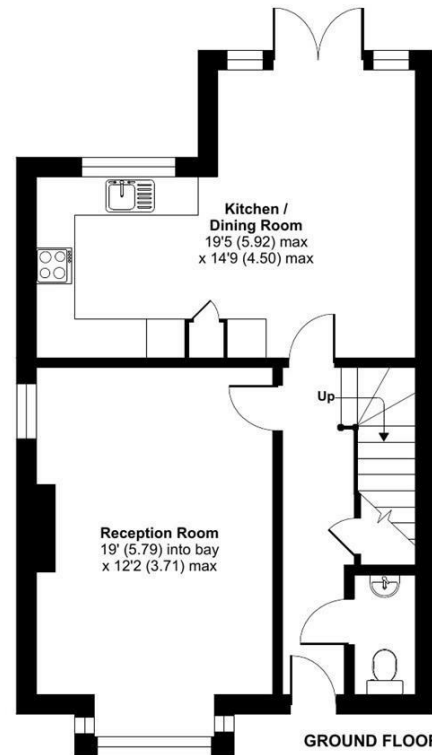
125 year Lease commencing 2014

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: Buildings insurance,
communal ground maintenance 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.

Approximate Area = 1109 sq ft / 103 sq m
For identification only - Not to scale



EPC Rating: B



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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists