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£199,950 Leasehold

1 Bedroom, Apartment - Retirement

5, Abbey Lodge Bridge Road, Romsey, Hampshire, SO51 8LJ

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://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.

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.

Abbey Lodge has been designed with safety and security at the forefront. Each 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 alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

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 lovely one bedroom ground floor apartment with access to the communal decking area. 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. A door opens onto the communal decking 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.

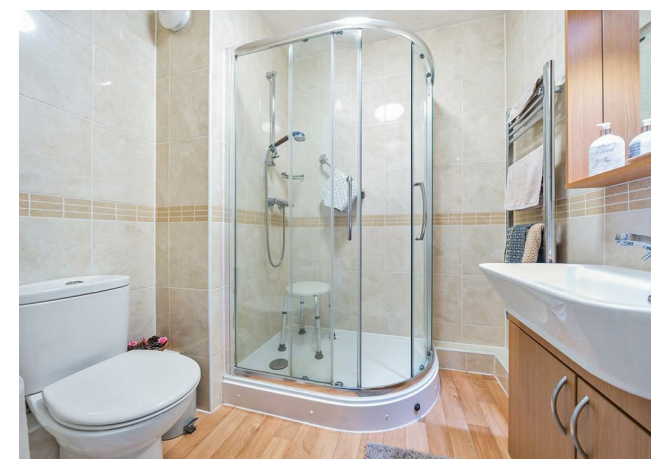
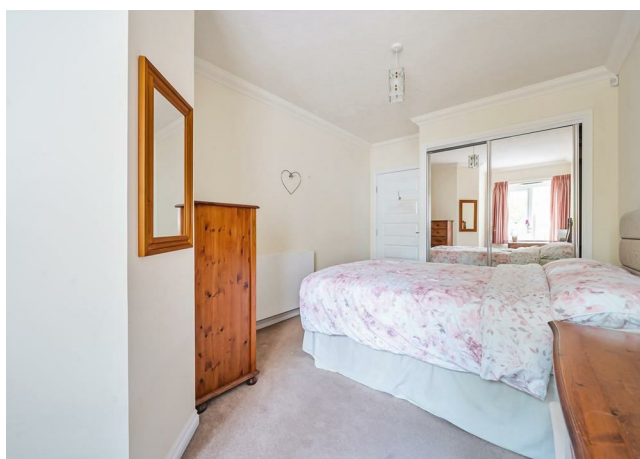
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



# Features

- One bedroom ground floor retirement apartment
- Excellent decorative order
- Convenient for the Owners Lounge
- No forward chain
- Ideally situated close to town centre for shops and amenities
- Lodge manager available 5 days a week
- 24 hour careline system for safety and security
- Owners Laundry Room
- 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 2025):  
£3,654.32 per annum.

Ground Rent: £662.30 per annum. To be reviewed  
in September 2028.

Council Tax: Band B

125 year Lease commencing 2014

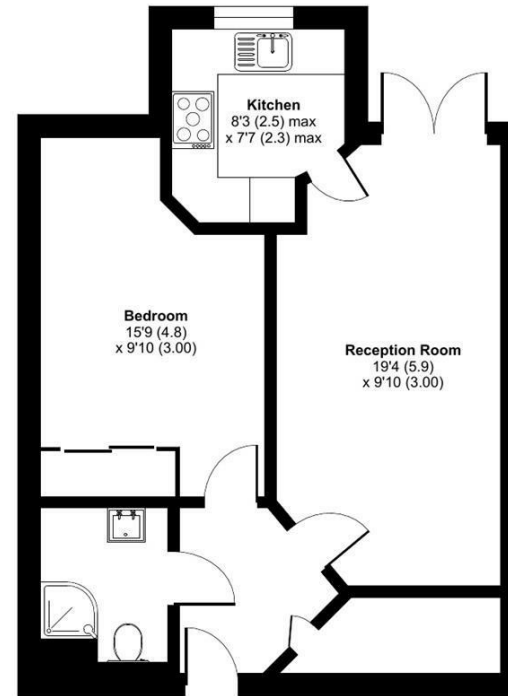
Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: 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.



Approximate Area = 507 sq ft / 47.1 sq m  
For identification only - Not to scale



EPC Rating: C



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: 1151358

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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