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£150,000 Leasehold

1 Bedroom, Apartment - Retirement

16, Mottisfont Lodge Alma Road, Romsey, Hampshire, SO51 8AG

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Mottisfont Lodge

Mottisfont Lodge is a prestigious development of stylish one and two-bedroom purpose built apartments, constructed by Churchill Retirement Living. The development, which comprises of 31 properties arranged over 3 floors, is set in beautifully landscaped communal gardens.

The Lodge is located a mere 500 yards from the town centre and the nearest GP practice is only 100 yards down the road. The nearest bus stop is a few yards from the lodge, giving easy access to the surrounding areas. The development is just 6 minutes away from the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey gives easy access into Salisbury, Winchester and Southampton.

The Lodge manager is on hand throughout the day 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.

Mottisfont 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, CCTV system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mottisfont 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.

Mottisfont 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 lovely one bedroom first floor apartment which is situated on the sunny south-easterly side of the development. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture and enjoys a feature electric fireplace with attractive surround.

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 with space for 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.



# Features

- One bedroom retirement apartment on the 1st floor of this popular development
- Situated close to the lift
- South-East facing
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners Lounge
- Residents car park
- Close to local amenities and bus routes
- Laundry Room



# Key Information

Service charge (Year Ending 31st August 2024):  
£2,839.55 per annum.

Ground rent: £785.47 per annum. To be reviewed  
April 2047

Council Tax: Band B

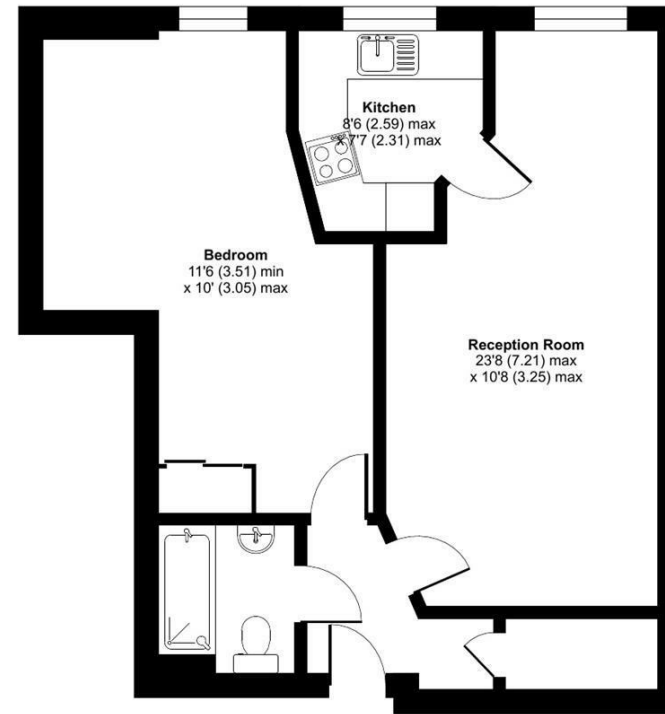
125 year Lease commencing 2001

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.

Approximate Area = 592 sq ft / 55 sq m  
For identification only - Not to scale



EPC Rating: B



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: 1165683

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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