



Asking Price £310,000 Leasehold

2 Bedroom, Apartment - Retirement

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Sales & Lettings
Retirement Property Specialists

Chantry Lodge

Chantry Lodge is a stylish development of 65 one and two bedroom retirement apartments. The picturesque market town of Andover, in the Test Valley, with its attractive high street and narrow walkways, dates back to Saxon times. Most of the town's buildings are from the 18th century when it was an important stopover for coaches on their way to London, Southampton and Oxford. The main High Street has a good cross-section of chain stores, banks and local shops providing for most shoppers' needs. The town centre also has a host of old pubs and restaurants offering a range of dining options. Rooksbury Mill and adjacent Watermills Park situated south of Andover town centre are a popular location for walks and fishing.

Chantry Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They assist with 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 Living developments across the country. Prices are available from the Lodge Manager.

Chantry Lodge has been designed with safety and security at the forefront, all apartments and communal areas 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. 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.

Chantry Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Chantry 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

Welcome to Chantry Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom fourth floor apartment presented in fantastic order. The property offers spacious accommodation and a large balcony with views.

The Kitchen is accessed via the Lounge with a range of modern 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 freezer along with a washer/dryer.

The lounge offers plenty of space for living and dining room furniture along with two doors that lead onto a private balcony. There are multiple windows providing lots of natural light.

Bedroom one is a good-size double with a built-in mirrored wardrobe. There is plenty of space for additional furniture. It also offers an ensuite shower room with modern fittings. A large window keeps this lovely bedroom bright and light and there is a door leading to a Juliet balcony.

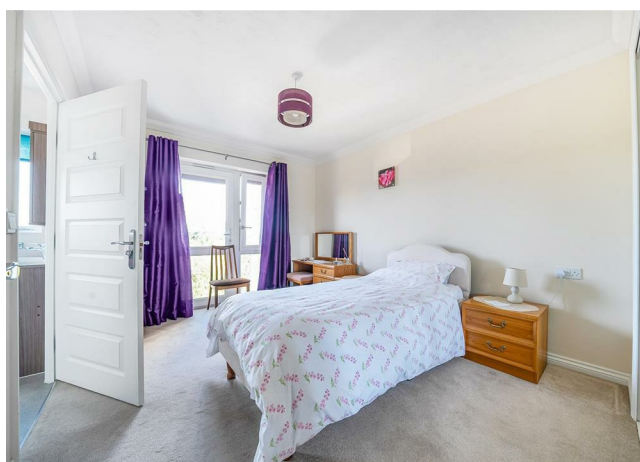
Bedroom two is another good-sized room which could be used as a separate dining space, study or hobby room.

The bathroom offers a good-sized bath with overhead shower and handrail, a heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this lovely apartment are two useful storage cupboards located off the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Chantry Lodge



Features

- Two bedroom fourth floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Owners Rooftop Terrace & Wellbeing Suite
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- 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 Living developments across the country



Key Information

Service charge (Year Ending 31st May 2025):
£4,288.75 per annum.

Approximate Area = 855 sq ft / 79.4 sq m
For identification only - Not to scale

Ground rent: £882.86 per annum. To be reviewed
December 2030.

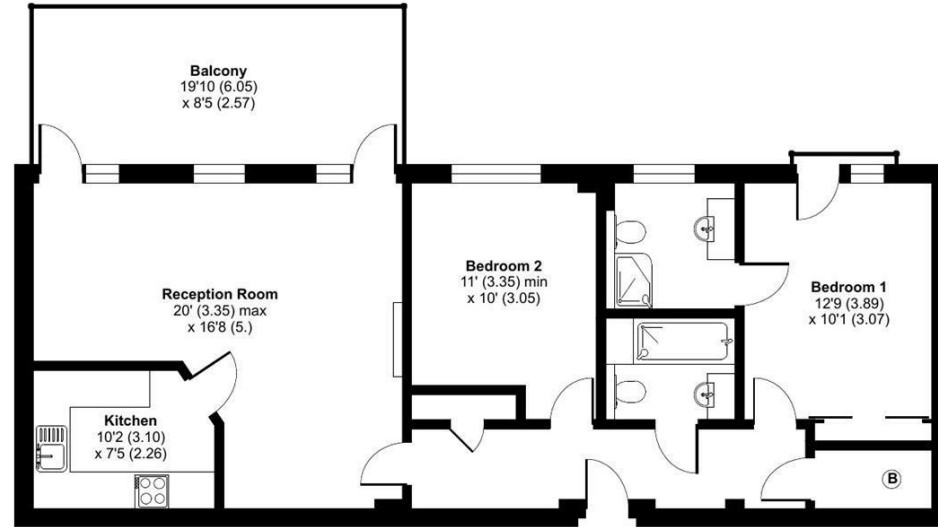
Council Tax: Band C

125 year Lease commencing 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, Air sourced 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: 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: 1175598

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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