



Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

2, Spitfire Lodge Belmont Road, Southampton, Hampshire, SO17 2AX

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Spitfire Lodge

Spitfire Lodge is a modern, purpose built development of 73 one and two bedroom apartments located in Portswood, Southampton.

Portswood is a vibrant suburb located on the outskirts of Southampton City Centre. Situated on Belmont Road, Spitfire Lodge is in the heart of the community, adjacent to the Sainsbury's supermarket. The main High Street has a variety of coffee shops, ice cream parlours and places to eat. There are independent and national retailers, supermarkets, convenience stores, a Post Office, Library, Dentists' and Doctors' surgeries and West Quay shopping centre.

Southampton has a rich maritime history and is home to the SeaCity Museum. The Mayflower Theatre, in the heart of the city, has a packed schedule of musicals, plays and dance shows throughout the year and the Solent Sky Museum showcases the international importance of aviation history in Southampton and the Solent area.

Bus stops in Belmont Road and the surrounding areas offer services to Southampton City Centre and beyond. The nearest railway station is located in St Denys, just over half a mile away with trains to London Waterloo and Weymouth.

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 Living developments across the country. Prices are available from the Lodge Manager.

Spitfire 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, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Spitfire 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.

Spitfire Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.





# Property Overview

DRAFT PARTICULARS - awaiting verification from the Sellers

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom upper ground floor apartment with Balcony and views over the communal garden. The property benefits from a separate Cloakroom and is presented in good decorative 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 Balcony.

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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful walk-in wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room with a built-in mirrored wardrobe and could also be used as a 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 useful storage cupboard located in the hallway.



# Features

- Two bedroom upper ground floor retirement apartment
- Own Balcony with views over the communal garden
- Walk-in wardrobe to Bedroom One
- Separate Cloakroom
- Owners Lounge, and Wellbeing Suite
- Lodge Manager available 5 days a week
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- 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):  
£4149.36 per annum.

Ground Rent: £625.00 per annum. To be reviewed  
December 2025.

Council Tax: Band C

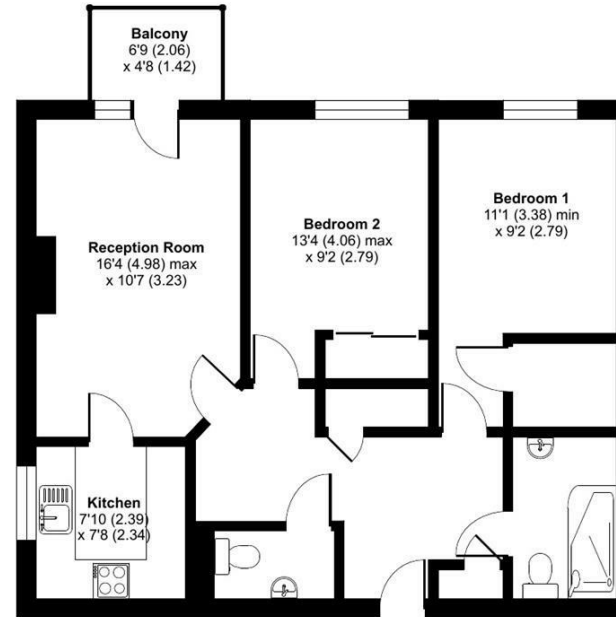
999 year Lease commencing January 2019

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, ground 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 = 736 sq ft / 68.4 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.  
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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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