



Asking Price £299,950 Leasehold

1 Bedroom, Apartment - Retirement

24, Knights Lodge North Close, Lymington, Hampshire, SO41 9PB

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Churchill
Sales & Lettings
Retirement Property Specialists

Knights Lodge

Knights Lodge is a stylish development of 41 one and two bedroom retirement apartments situated on North Close in Lymington. The Georgian market town of Lymington is positioned within the New Forest National Park and is situated on the Lymington River on the Solent. A street market is held in the town every Saturday which attracts visitors from near and far to shop for everyday produce including fruit and vegetables, bread, meat and cakes, as well as clothes, jewellery, local crafts and household items. Knights Lodge is ideally located for access to the high street which has a mix of national and independent retailers, as well as high street banks, opticians, florists, travel agents, gift shops, supermarkets, cafes and public houses. Lymington Library is situated on North Close. The cobbled street of the old town leads you to the Quay where you will find a mixed array of luxury yachts and fishing boats, and where you can take a cruise along the Lymington River. The town has two marinas and two sailing clubs and is home to the Royal Lymington Yacht Club.

Lymington Town railway station is located in Station Street where South West Trains operates services to Lymington Pier and to Brockenhurst where connecting trains can be boarded for destinations including Southampton, Winchester, London Waterloo, Poole, Weymouth and Manchester. The Isle of Wight car and passenger ferry operates regularly between Lymington and Yarmouth taking just 40 minutes, making it the shortest and fastest route to the Isle of Wight.

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.

Knights 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.

Knights 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.

Knights 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

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom first floor apartment. The apartment offers deceptively spacious accommodation and a highly convenient location close to an array of local shopping facilities.

The Lounge offers ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround and a bay window to the front aspect.

The Kitchen, which is accessed via the Lounge, offers a range of eye and base level units with working surfaces over. There is a built in fridge, freezer, waist height oven, 4-ring electric hob and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous room which has a useful built in mirror fronted sliding wardrobe. There is also plenty of space for additional bedroom furniture if required.

The Shower Room offers a curved glass shower cubicle, a WC and a wash hand basin with vanity unit beneath and storage above.

Perfectly complementing this lovely apartment is a useful storage cupboard which is situated in the Hallway.

Call us today to book your viewing at Knights Lodge!



Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Excellent decorative order throughout
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- 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):
£3,393.66 per annum.

Ground Rent: £575.00 per annum. To be reviewed
in June 2025

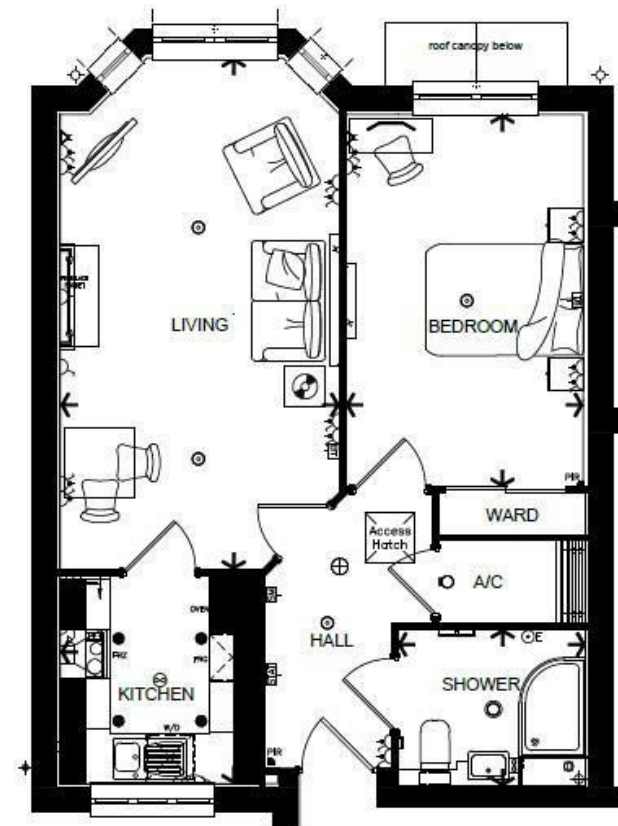
Council Tax: Band C

999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates
Management.

Service charges include: Careline system, buildings
insurance, water and sewerage rates, communal
cleaning, ground source heating, 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.



Living	Width	11'-1" [3375]	max	Length	20'-4" [6190]	max
Kitchen	Width	7'-11" [2408]	max	Length	8'-3" [2515]	max
Shower Room	Width	6'-3" [1900]	max	Length	7'-5" [2270]	max
Bedroom	Width	9'-5" [2870]	max	Length	14'-10" [4510]	max
		← 7'-8" [2325]	→	Arrows denote measurement distances		

EPC Rating: C

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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