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**O.I.E.O £240,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Charlotte Lodge

Charlotte Lodge is a beautiful development of 31 one and two bedroom retirement apartments located in the town of Eastleigh.

Charlotte Lodge has beautifully landscaped gardens surrounding the building and a private car park and buggy store with charging points for the owners. Charlotte Lodge is heated by a super-efficient ground source heat pump, which provides heating, and hot water for the apartment and the cost of this is included in the service charge. As of September 2020, Charlotte Lodge has full end-to-end digital call warden system with video door entry, and video resident-to-resident calling.

The lodge is opposite Eastleigh Park and bandstand and is ideally placed for the town centre shops and amenities, which include The Swan Shopping Centre, an indoor shopping centre with more than 40 retailers and a good range of restaurant and leisure venues including a 9-screen cinema.

Local transport is excellent with regular buses around town and regular train services to London Waterloo, Portsmouth, Salisbury and Poole. Southampton Airport is also close by for international flights.

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.

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

Charlotte 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.

Charlotte 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

## \*\*TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this two bedroom second floor apartment with Juliet Balcony. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Living Room offers ample space for living and dining room furniture along with a useful storage cupboard. A french door opens to a Juliet Balcony with garden views.

The Kitchen is accessed via the Living Room 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 freezer and washer/dryer. A window allows for light and ventilation.

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

Bedroom Two is another good-sized room that could also be used as a separate dining room, 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 lovely apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.

Call us today to book your viewing at Charlotte Lodge!



# Features

- Two bedroom second floor retirement apartment
- Juliet Balcony
- Super-efficient Ground Source Heating
- Fully fitted kitchen with integrated appliances
- Owners private car park
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- 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): £5,569.49 per annum.

Ground Rent: £789.58 per annum. To be reviewed May 2029.

Council Tax Band C

125 year Lease commencing 2015

Please check regarding Pets with Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating for the lodge and apartment, 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.



Living	Width 10'-6" [3205] max	Length 22'-7" [6880] max
Kitchen	Width 7'-8" [2325] max	Length 8'-1" [2465] max
Shower Room	Width 5'-7" [1700] max	Length 6'-11" [2100] max
Bedroom 1	Width 9'-3" [2825] max	Length 13'-10" [4210] max
Bedroom 2	Width 9'-3" [2815] max	Length 19'-7" [5980] max

EPC Rating: B

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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