



Asking Price £275,000 Leasehold

2 Bedroom, Apartment - Retirement

10, Charlotte Lodge Archers Road, Eastleigh, Hampshire, SO50 9AD



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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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.



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Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Welcome to Charlotte Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment presented in good order throughout. The property provides spacious accommodation and is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lot of natural light.

The Kitchen offers 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, washer/dryer, fridge and freezer. A window allows for light and ventilation.

Bedroom one is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely room bright and light.

Bedroom two is another good-sized room which is currently being used as a separate Dining Room but could also be used as a separate Living Room or Hobby room.

The Shower room offers a curved shower with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

A separate WC is located off the Hallway and offers a WC, wash basin and heated towel rail.

Perfectly complementing this wonderful apartment are two useful storage cupboards, also located off the Hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Charlotte Lodge!



Features

- Two bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Super-efficient Ground Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- 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
- Landscaped gardens



Key Information

Service Charge (Year Ending 31st May 2026): £5,260.88 per annum.

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

Council Tax Band B

125 year Lease commencing 2015

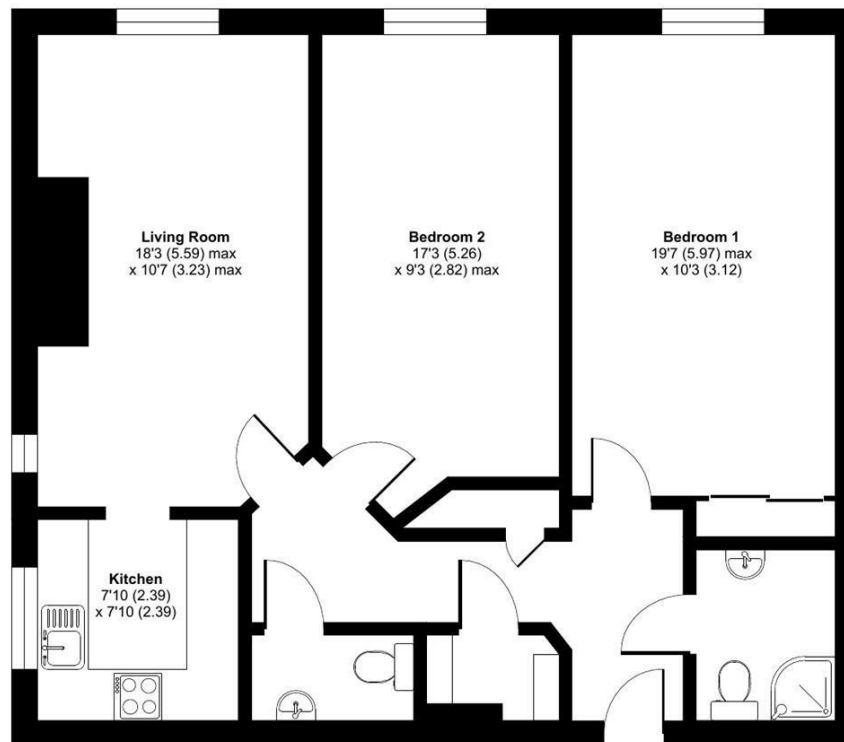
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

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

EPC Rating: C

Approximate Area = 831 sq ft / 77.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1325217

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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