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 **Grove Place**
by LifeCare Residences

39 Paget House Grove Place, Upton
Grove Place, Upton Lane, Nursling SO16 0AQ

£210,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

A well presented One Bedroom Apartment located on the first floor looking onto lawn and gardens. There is a bright and airy fitted kitchen with integrated appliances and a spacious bathroom with bath and separate walk in shower.

Welcome to Grove Place, a charming retirement apartment located on Upton Lane in Nursling. This delightful property boasts a sunny ambiance, perfect for enjoying a cup of tea while basking in the natural light that floods the rooms.

Step inside to discover a cosy reception room, ideal for relaxing or entertaining guests. The apartment features one bedroom, providing a peaceful retreat for restful nights. The bathroom offers convenience and comfort, completing the homely feel of this residence.

Built in 2009, this modern apartment offers all the comforts you need. With parking available for one vehicle, you can easily come and go as you please. Additionally, the property provides easy access to a range of leisure facilities, including a swimming pool, spa, gym, restaurant, bar, and coffee lounge.

For added convenience, residents can take advantage of amenities such as a shuttle bus to nearby shops, 24-hour onsite care, an electric car charger, and car wash facilities. Stay active and engaged with classes, activities, social evenings, and theme nights organized for

Key Financial Terms

We draw your attention to pay service charges and a deferred membership fee (the latter on the resale of this property). Details can be found in the attachment 'Key Financial Terms' located on our website. LifeCare Residences does not charge ground rent.



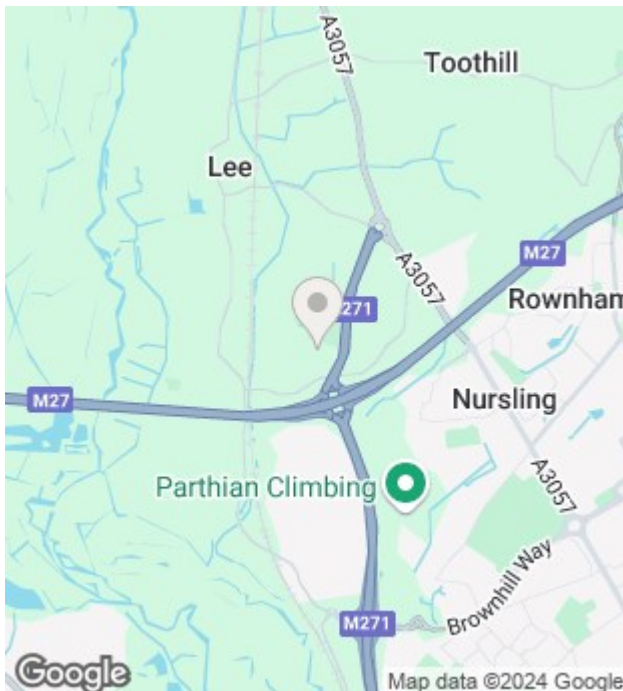
Amenities and Services

Previously shortlisted for 'Best Retirement Scheme', Grove Place is set within 27 acres of glorious grounds including its own kitchen garden, croquet lawn and meadows. Residents benefit from private living, coupled with the availability of onsite care should it be required – either now or in the future. At the heart of Grove Place is a 16th Century, Grade I listed Manor House - a magnificent building that is home to many of the stunning communal facilities. Elaborate ceilings and stone fireplaces provide the perfect backdrop for the residents' lounge, bar, billiards room and library. In the magnificent oak-panelled restaurant, our chef and his team create freshly prepared meals every day of the week. Other services include domiciliary care, companionship service, courtesy shuttle, laundry, beauty treatment and hairdressing rooms. Packages can be tailored to personal requirements.

Lifestyle and wellbeing are at the heart of our offering and award winning care is available should you need it. An enriching environment for you and peace of mind for your family.



We are both a founding and leading member of the industry association ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. We are an Approved Operator under the ARCO Consumer Code. We aim to meet and exceed their standards of service and compliance and are constantly striving to drive the retirement community industry to higher levels of quality and probity.



Directions

Grove Place benefits from an elevated position close to the River Test and is nestled in 27 acres of landscaped grounds. The majestic avenue leading up to the Manor House can be accessed from Upton Lane, Nursling. This enviable location has good road links to the M27 via the M271 Junction 3, easily connecting both Southampton City Centre to the South and Romsey to the North. The New Forest National Park and coastal towns of both Lymington and Bournemouth are within easy reach.

39 Paget House Grove Place, Upton Lane Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Apartment - Retirement with 1 Bedrooms and 1 Bathrooms



This leaflet is for guidance purposes only and not intended to form part of any contract. LifeCare Residences' policy is one of continuous improvement & design and with this in mind reserve the right to make amends without notice. Please ask the sales advisor for further details on each individual plot.

Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown on the images are courtesy of a virtual staging app and are used for illustrative purposes only. No furnishings shall be included as part of the property offered for sale. All images, photographs, dimensions, and floor plans are not intended to be relied upon for, nor to form part of any contract.



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