



Wendy Griffith | Sales Manager

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www.groveplace.co.uk

40 Paget House

Upton Lane, Romsey, Hampshire SO16 0XY

£395,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

A well-presented east-facing with a southern aspect, 2-bedroom apartment, located on the first floor of Paget House. Newly decorated, with a lounge/diner with stunning views over the lawns and garden. The kitchen has a range of base and wall-mounted cupboards for easy accessibility. The kitchen is fully equipped with a hob/electric oven, fridge/freezer. The washer/dryer is housed in a utility cupboard in the hallway. The shower room has a walk-in shower cubicle, toilet, and wash hand basin and a separate bathroom located from the hallway.

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.

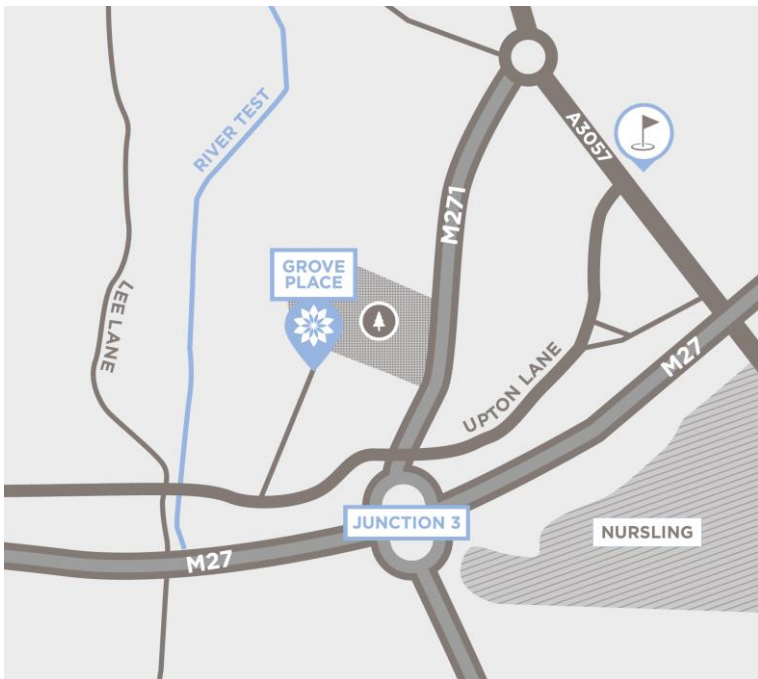


Amenities and Services

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 well-being 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.

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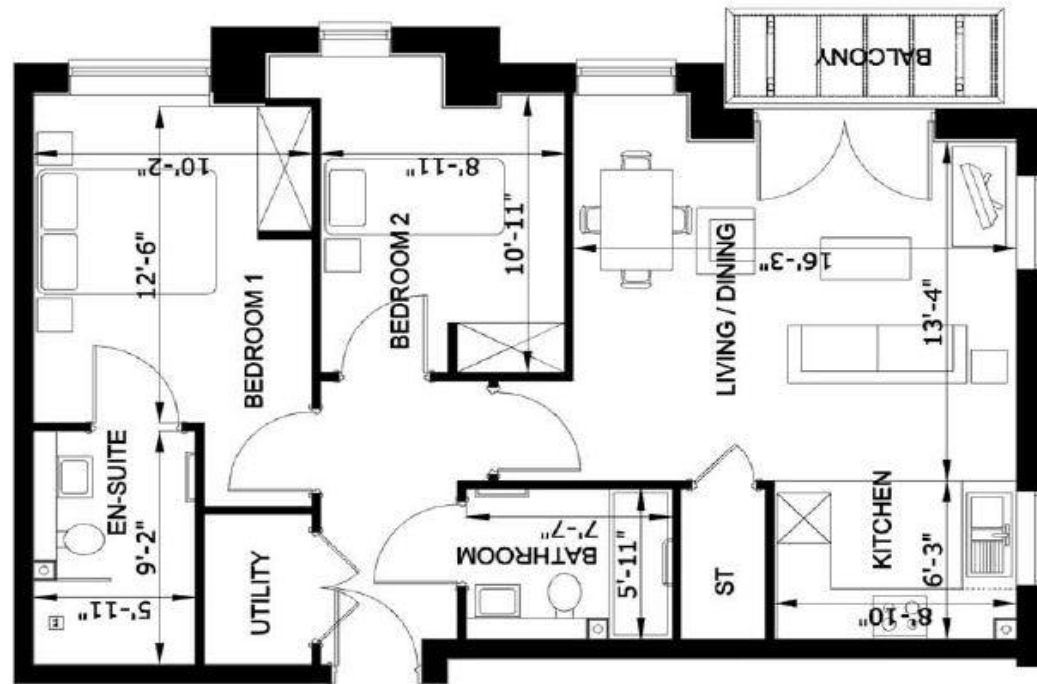
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

41 Paget House

Two Bedroom apartment

Approximate Gross Internal Area 765ft² / 71m²



Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown in the images are courtesy of a virtual staging app or staged 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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