



To Enquire:
0238 074 3592
info@groveplacevillage.co.uk
www.groveplace.co.uk

40 Paget House
Upton Lane, Romsey, Hampshire SO16 0XY
£395,000 Leasehold
Service Charges and Deferred Membership Fees Apply



Description

40 Paget House offers a unique opportunity to own a two-bedroom apartment, close to the communal facilities in the retirement community. The front door leads into the hallway which houses a built-in utility cupboard with washer/dryer. There is a family bathroom and a second bedroom with fitted wardrobes. A lounge/kitchen opens onto the private patio area which overlooks the gardens. There is a fully fitted kitchen with floor and wall mounted cupboards; appliances include an integral fridge/freezer, extractor and a built-in oven, grill and hob. The double bedroom benefits from a built-in wardrobe and the bathroom has a bath and walk-in shower (for ease of use). Ceiling lights are fitted throughout the apartment. Each of the homes at Grove Place benefits from a 24-hour care call system.

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.

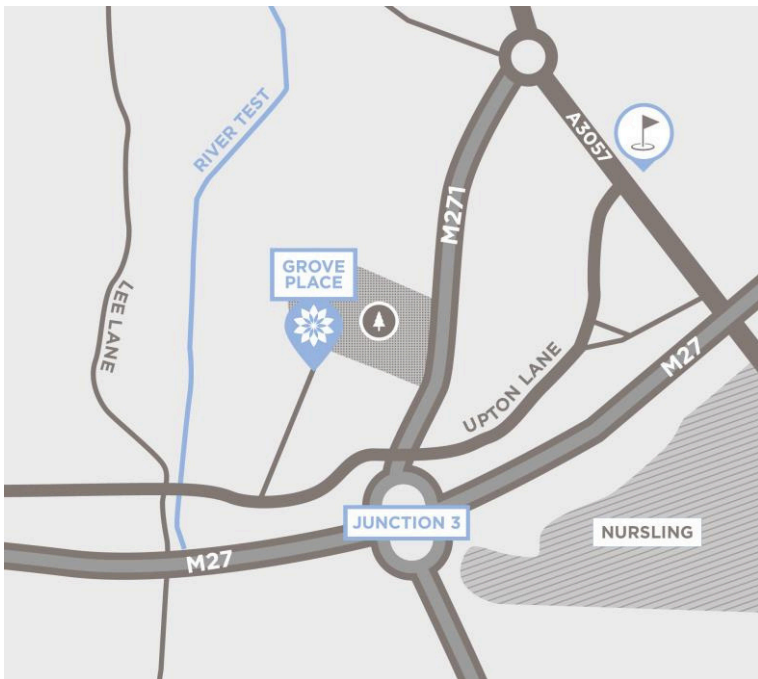


Amenities and Services

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.

40 Paget House

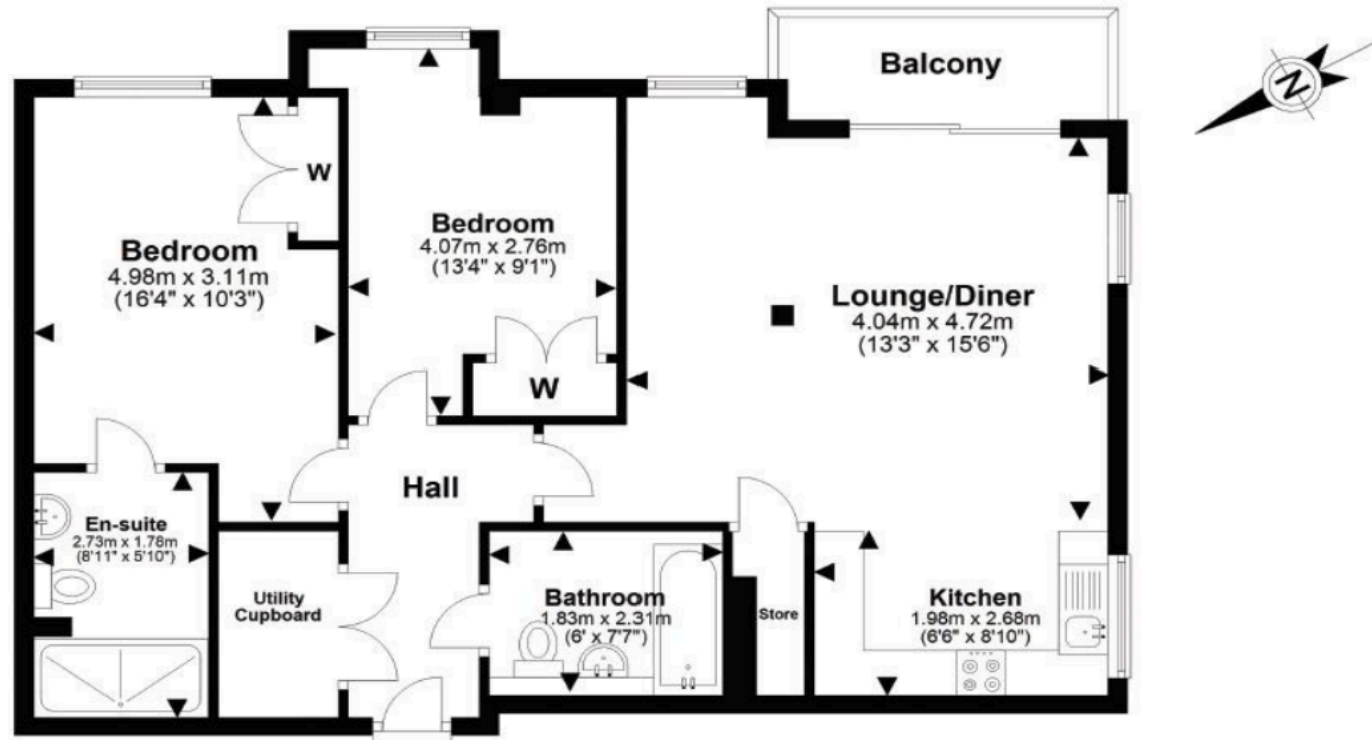
Energy Efficiency Rating

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		

40 Paget House

Two Bedroom apartment

Approximate Gross Internal Area 74.6sq.m / 803.3 sq.m



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.



To Enquire:
02380 743 592
info@groveplacevillage.co.uk
www.groveplace.co.uk

40 Paget House
Upton Lane, Romsey, Hampshire SO16 0XY
£395,000 Leasehold
Service Charges and Deferred Membership Fees Apply