



Angela Roberts | Sales & Marketing Manager

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 **Grove Place**  
by LifeCare Residences

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

£525,000 Leasehold

Service Charges and Deferred Membership Fees Apply





## Description

A MUST VIEW well presented first floor 2 bedroom 2 bathroom apartment with private balcony and lovely views. The large living/dining space and fitted modern kitchen with integrated appliances gives the owners plenty of space to invite friends and family to socialise. The apartment offers two generous bedrooms both with fitted storage, two bathrooms with bath and walk in shower plus utility room. An EXCLUSIVE retirement village with excellent facilities only for the use of residents and their family and friends.

Residents of this lovely apartment can indulge in a range of amenities, including a swimming pool and gym to stay active and healthy. The 24-hour care onsite provides peace of mind, while the 27 acres of manicured grounds offer a picturesque setting for leisurely strolls.

For those who enjoy dining out or socialising, the presence of a restaurant and bar within the premises adds a touch of luxury and convenience. Whether you're looking to relax by the pool, stay fit in the gym, or simply enjoy the stunning views, this retirement apartment at Grove Place offers a perfect blend of comfort and leisure for its residents.

## 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.





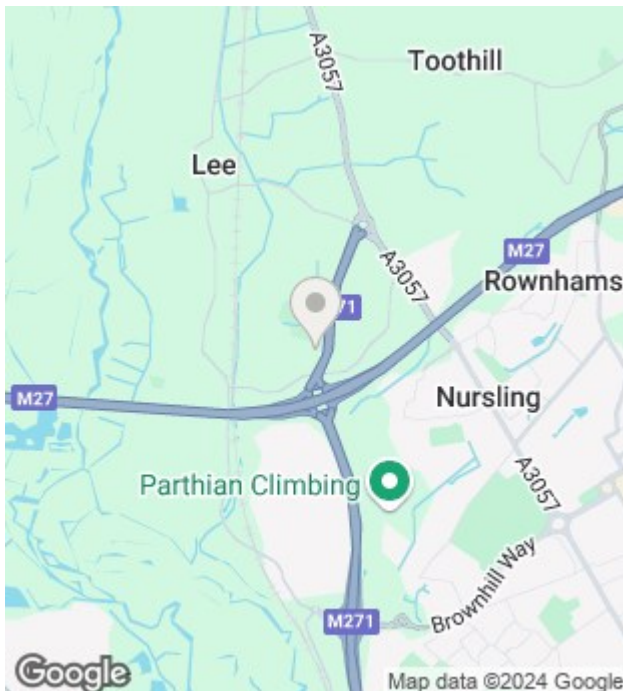
# Amenities and Services

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

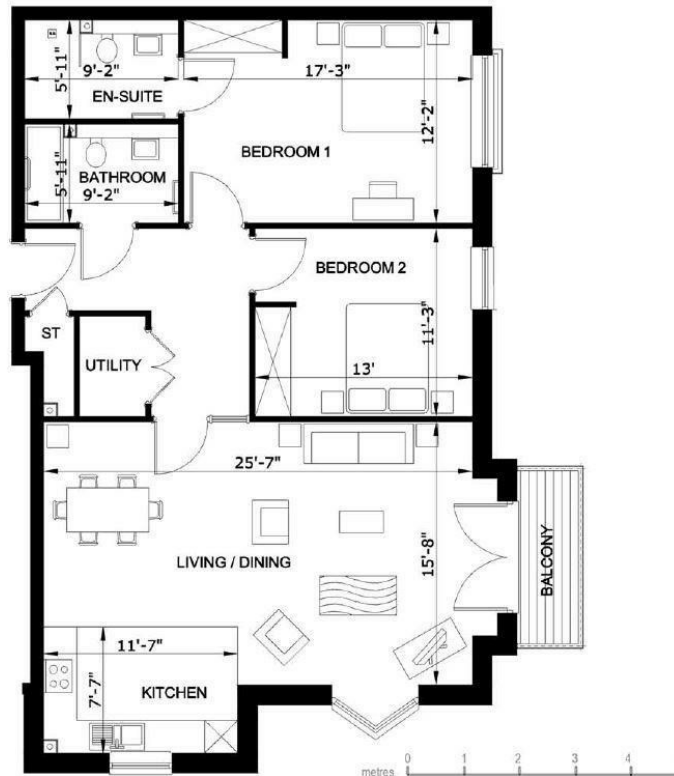
Grove Place benefits from an elevated position close to the River Test and is nestled in 27 acres of landscaped grounds. The majestic avenue leading up to the Manor House can be accessed from Upton Lane, Nursling. This enviable location has good road links to the M27 via the M271 Junction 3, easily connecting 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.

## 30 Paget House Grove Place, Upton Lane Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 30 Paget House Grove Place, Upton Lane

Apartment - Retirement with 2 Bedrooms and 2 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 amendments 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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