



Charlotte Lodge Archers Road, Eastleigh SO50 9AD

welcome to
Charlotte Lodge Archers Road, Eastleigh

Set in a prime location opposite Eastleigh Park, Charlotte Lodge is a modern retirement development designed for comfort, convenience, and community. With just 31 one and two-bedroom apartments, it offers a peaceful yet sociable environment, complete with landscaped gardens, stylish communal areas,





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Resident Events Life at Charlotte Lodge is about more than just a beautiful apartment- it's about enjoying a vibrant, friendly community with a wide range of social activities to suit every interest. Organised by the dedicated Lodge Manager, residents can take part in regular events designed to bring people together and create a real sense of community.

Guest Suite The Guest Suite at Charlotte Lodge offers a welcoming and comfortable space for friends and family to stay when visiting. Located on the ground floor for ease of access, the suite features two cosy single beds and a private en-suite shower room, providing convenience and privacy for overnight guests.

Communal Areas well-maintained and thoughtfully designed communal areas for the comfort and convenience of its residents. A dedicated internal powered buggy store is located with easy access from the front of the building, ensuring safe and simple storage for mobility aids. Residents can enjoy the communal lounge and fully equipped communal kitchen-ideal spaces for socializing or relaxing with friends and neighbours. The communal areas are professionally cleaned three times a week, always ensuring a clean and welcoming environment.

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- RETIREMENT PROPERTY
- CENTRAL LOCATION
- WATER RATES INCLUDED
- ON-SITE MANAGER
- GUEST SUITE

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 3015.38
Ground Rent: 718.39

offers in excess of

£150,000



directions to this property:

From Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Wells Place

Turn left onto Wells Place

At the roundabout, take the 1st exit onto Southampton Road/A335

At the roundabout, take the 1st exit onto Romsey Road/A335

Turn right onto Newtown Road

Turn left onto Weston Road

Turn left onto Archers Road where you will find Charlotte Lodge and the properties communal entry indicated by a Fox and Sons for sale board.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106041

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ELH106041 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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