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**Asking Price £200,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

39, Churchill Lodge 234 Sandbanks Road, Poole, Dorset, BH14 8HA

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Churchill Lodge

Churchill Lodge is an exclusive development of 51 one and two bedroom retirement apartments in the heart of Lilliput.

Just a few doors down from the lodge are a bakery, fish and chip shop, convenience store, florist, restaurant and hairdressers with the local doctors' surgery and pharmacy just up the road.

Transport links are excellent with a bus stop within 100 yards of the lodge to the town centre as well as direct trains from Poole into London Waterloo and Bournemouth International Airport just a few miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager

Churchill Lodge has been designed with safety and security at the forefront. This apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Churchill Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Churchill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

**\*\*ONE BEDROOM FIRST FLOOR APARTMENT WITH JULIET BALCONY\*\***

Welcome to Churchill Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment in Poole. The property is conveniently located for the lift and stairs and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a Juliet balcony with views over the communal gardens.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and ample additional fitted furniture. A window keeps this lovely room bright and airy.

The Shower Room offers a large shower with a handrail, a WC and wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!



# Features

- One bedroom first floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Great location close to the town centre & excellent transport links
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 31st May 2027): £2,403.54 per annum.

Ground Rent: £659.38 per annum. To be reviewed January 2028.

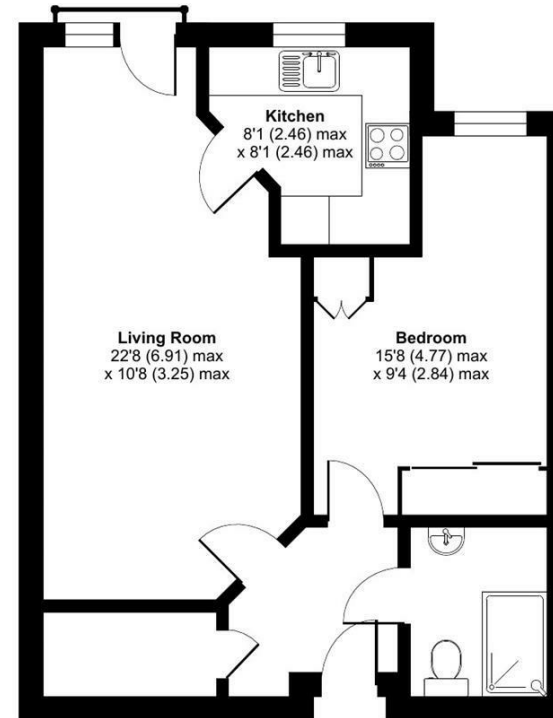
Council Tax Band C

125 year lease commencing 2007

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 533 sq ft / 49.5 sq m  
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1484367

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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