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**Asking Price £150,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Dunwood Court

Dunwood Court is a development of 20 luxury apartments and 2 beautiful cottages within in a tranquil, rural location surrounded by woodland in Sherfield English, Romsey. Built around a garden courtyard the properties have all been carefully designed to provide light, airy and very spacious accommodation.

The development is set in a 25-acre ground shared with Dunwood Manor Nursing Home. Dunwood Court is just 4 miles outside the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey has excellent rail, bus and road connections giving easy access into Salisbury, Winchester and Southampton. Being on the northern edge of the New Forest means stunning woodland and heathland walks are close by to explore.

Dunwood Court's daytime manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There are 2 Guest Suites available each capable of sleeping 4 (2 single beds and a sofa bed) with a kitchenette and shower room & use of over 200 guest suites in Retirement lodges across the country. Prices are available on request from the Lodge Manager.

Dunwood Court has been designed with safety and security at the forefront. The apartment has an emergency monitoring system installed (Careline Support), monitored by the onsite Manager and 24 hours, 365 days a year by the Centra team. There is an intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

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

Dunwood Court requires Owners to be over the age of 65.



# Property Overview

## \*\*TWO BEDROOM RETIREMENT APARTMENT\*\*

Welcome to Dunwood Court! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The living/dining Room is open plan with the kitchen and offers ample space for furniture. There are dual aspect windows which allow lots of natural light in and also provide lovely views of the communal gardens.

The kitchen offers plenty of storage with a range of eye and base level units and working surfaces over. There is a built in double oven, 4-ring electric hob with extractor hood over, a built in fridge, a freezer and dishwasher. A skylight allows for light and ventilation.

Bedroom one is a generous double room with plenty of useful built in storage and feature window seat. There is an ensuite that includes a large open shower with shower seat and handrail, a WC, a wash hand basin with floating vanity unit below and mirrored cabinet above.

Bedroom two is another generous sized room. There is plenty of space for additional furniture if required and a large window keep this lovely bedroom bright and light.

The bathroom offers a good sized bath with showerhead above, a handrail, a WC and wash hand basin with vanity unit beneath. It also benefits from a skylight.

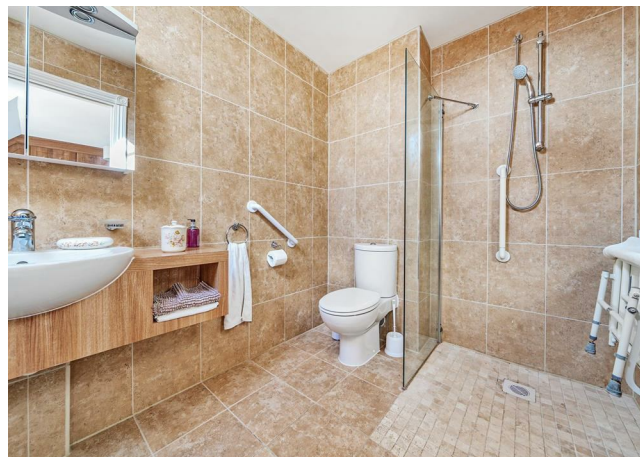
Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Dunwood Court!



# Features

- Two bedroom two bathroom apartment
- Views over communal grounds
- Owners' lounge with regular social events, kitchen and wellness suite
- On site manager available Monday to Friday
- Dedicated parking space and additional visitor parking
- Two Guest Suites
- Large grounds, landscaped borders and courtyard
- Easy access to Romsey and surrounding areas
- 24 hour Careline system for safety and security



# Key Information

Service Charge (Year Ending 31st January 2027):  
£9,527.46 per annum.

Ground Rent: £250 per annum.

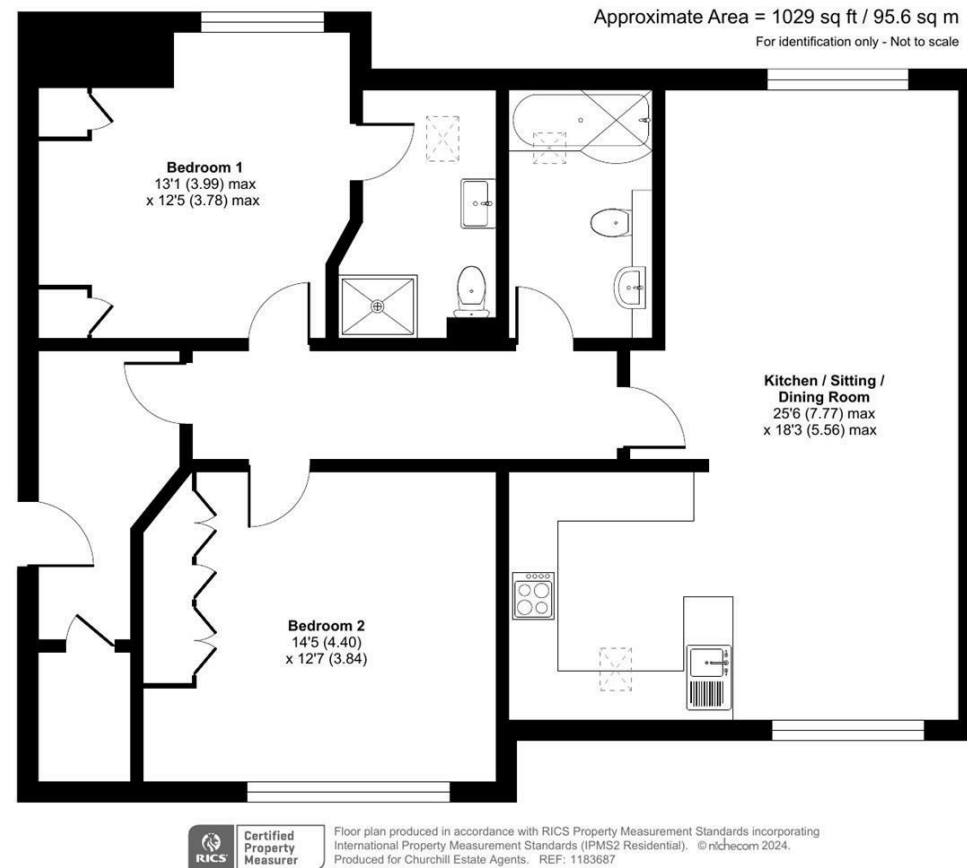
Council Tax: Band D

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 Support system, buildings insurance, sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance & House Manager

EPC Rating: D



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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