£1,900 PCM

1 Bedroom, Apartment - Retirement

29, Knights Lodge North Close, Lymington, Hampshire, SO41 9PB

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Knights Lodge

Knights Lodge is a stylish development of 41 one and two bedroom retirement apartments situated on North Close in Lymington. The Georgian market town of Lymington is positioned within the New Forest National Park and is situated on the Lymington River on the Solent. A street market is held in the town every Saturday which attracts visitors from near and far to shop for everyday produce including fruit and vegetables, bread, meat and cakes, as well as clothes, jewellery, local crafts and household items.

Knights Lodge is ideally located for access to the high street which has a mix of national and independent retailers, as well as high street banks, opticians, florists, travel agents, gift shops, supermarkets, cafes and public houses. Lymington Library is situated on North Close.

The cobbled street of the old town leads you to the Quay where you will find a mixed array of luxury yachts and fishing boats, and where you can take a cruise along the Lymington River. The town has two marinas and two sailing clubs and is home to the Royal Lymington Yacht Club.

Lymington Town railway station is located in Station Street where South West Trains operates services to Lymington Pier and to Brockenhurst where connecting trains can be boarded for destinations including Southampton, Winchester, London Waterloo, Poole, Weymouth and Manchester. The Isle of Wight car and passenger ferry operates regularly between Lymington and Yarmouth taking just 40 minutes, making it the shortest and fastest route to the Isle of Wight.

The Lodge Manager is on hand throughout the day to support the Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Knights Lodge has been designed with safety and security at the forefront, the 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.

Knights 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 Resident.

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

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Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor retirement apartment. The property offers deceptively spacious accommodation and is presented in fantastic order throughout.

The Lounge offers a feature electric fireplace with attractive surround. A bay window provides lots of natural light.

The Kitchen is accessed via the Lounge and offers a range of modern 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, a frost-free freezer and washer/dryer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

This apartment simply must be viewed!

Call us today to book your viewing at Knights Lodge!

Features

- One bedroom second floor apartment
- Fully furnished show apartment
- Beautiful landscaped gardens
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Residents' private car park
- Lodge Manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in.

Key Information

Council Tax: Band C

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, ground source heating, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

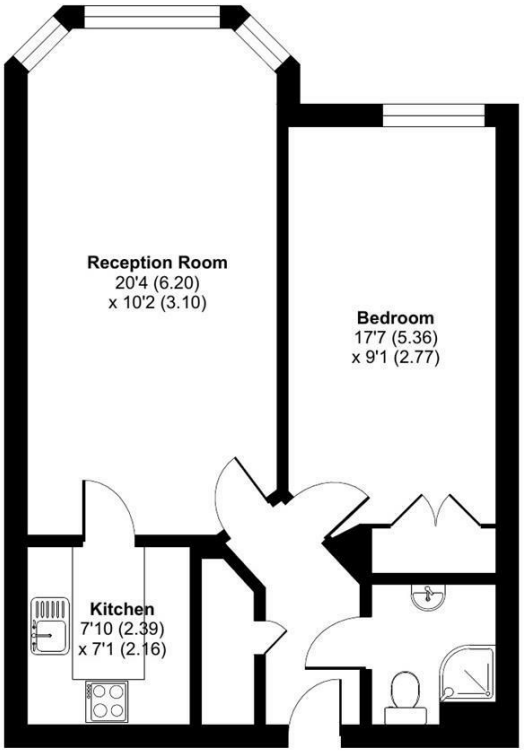
Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating: B

Approximate Area = 587 sq ft / 54.5 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1183748

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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