

Asking Price £250,000 Leasehold

2 Bedroom, Apartment - Retirement

30, Abbey Lodge Bridge Road, Romsey, Hampshire, SO51 8LJ

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Abbey Lodge

Abbey Lodge is a beautiful development of 29 one and two bedroom retirement apartments and two 2-bedroom cottages, located in the exquisite town of Romsey.

Well located and very close to the town centre, the development is ideally placed for the town centre, amenities and shops including a traditional department store. There are also a number of restaurants, coffee shops and tearooms to suit all palates. A market is held in The Cornmarket on Tuesdays, Fridays and Saturdays and the town hosts a monthly farmers market. There is also a Library, bus and train station and Romsey Rapids Sports Complex with a swimming pool.

Romsey is ideally placed for exploring the beautiful Hampshire countryside and fascinating places of interest including Mottisfont Abbey, a National Trust property renowned for its Rose Garden and a room decorated by Rex Whistler, the surrounding towns of Salisbury and Winchester and the cultural city of Southampton with four dedicated cruise terminals and an international airport. The New Forrest and beaches are within easy reach.

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.

Abbey Lodge has been designed with safety and security at the forefront. Each 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 alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Abbey 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.

Abbey Lodge requires any resident to be over the age of 60 with any second resident to be over the age of 55.







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Property Overview

TWO BEDROOM RETIREMENT APARTMENT WITH GARDEN VIEWS IN ROMSEY

This delightful two bedroom second floor apartment is presented in good order throughout. Conveniently located close to the Guest Suite and lift, the property offers easy access within the development. Situated at the rear of the development, overlooking the garden, this apartment enjoys a particularly peaceful position. Offered with no onward chain.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light and a door leads through to the Kitchen.

The Kitchen is accessed via the Living Room 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, washer/dryer, dishwasher and a fridge/freezer. A window provides light and ventilation.

Bedroom One is a generous double room featuring a built-in mirrored wardrobe, with ample space for additional bedroom furniture if desired. The room is bright and welcoming, while the WC room is fitted with a WC and wash hand basin.

Bedroom Two is another good-sized room. This room could be used as a separate dining room, study or hobby room.

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

Perfectly complementing this wonderful apartment is a useful storage cupboard and a large airing cupboard located off the Hallway.

Call us today to book your viewing at Abbey Lodge!







Features

- Two bedroom two bathroom second floor apartment with garden views
- Situated at the rear of the development
- Exceptionally quiet apartment
- Ideally situated close to town centre for shops and amenities
- Owners private car park
- Lodge manager available 5 days a week
- Owners Laundry Room
- 24 hour careline system for safety and security
- New Forest and beaches within easy reach
- 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







Key Information

Service Charge (Year Ending 31st May 2027): £5,845.27 per annum.

Ground Rent: £727.94 per annum. To be reviewed in September 2028.

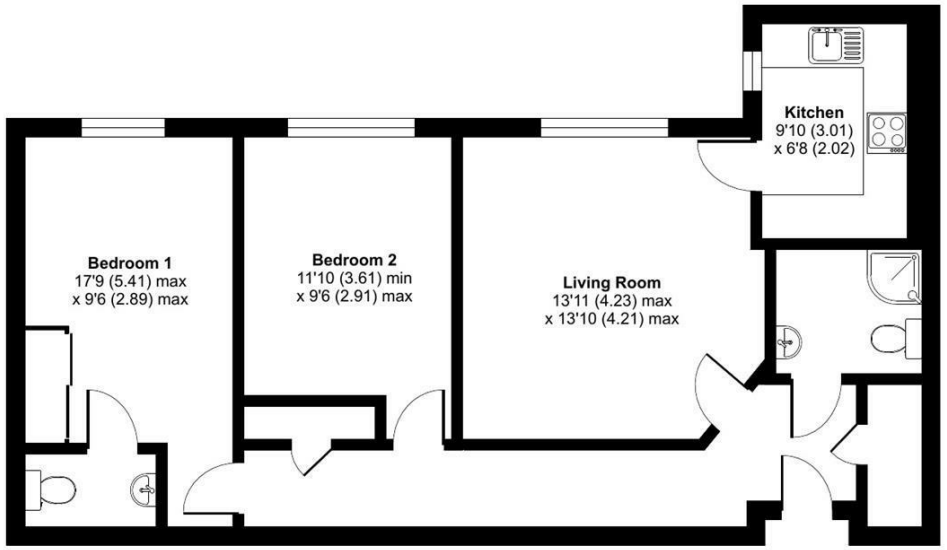
Council Tax Band C

125 year Lease commencing 2014

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, Air Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

Approximate Area = 756 sq ft / 70.2 sq m
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1231405

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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