

Asking Price £165,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Chadwick Lodge Devonshire Road, Southampton, Hampshire, SO15 2QQ

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Chadwick Lodge

Chadwick Lodge is a delightful development of 34 one and two bedroom apartments in the historic port of Southampton. The Lodge is located on Devonshire Road in the Bedford Place area of Southampton, known for its independent shops and restaurants. The popular West Quay shopping centre with its new Restaurant hub extension and the main high street are all less than a mile away. The South's largest Theatre, The Mayflower is only ¼ of a mile away and just one of the many arts venues in Southampton. Transport is excellent with regular buses into the town centre and trains direct into London, the North and an International Airport.

The Lodge and the apartment are heated by a communal Air Source Heat Pump for super efficient heating. The costs for the heating are included in the service charges.

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.

Chadwick 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.

Chadwick 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.

Chadwick 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

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

This charming two-bedroom apartment is ideally situated within the development, enjoys a sought-after south-facing position, 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 private patio, and windows fill the room with natural light.

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, a fridge and freezer. A window provides light and ventilation.

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

Bedroom two is another good-sized double that could also be used as a separate dining room, study or hobby room.

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

A separate WC is located off the hallway and offers a WC, wash basin and a heated towel rail.

Perfectly complimenting this wonderful apartment are three useful storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- South facing, two bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- No onward chain
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Wellbeing Suite and Fully Equipped Laundry Room
- Great location close to the town centre & excellent transport links
- 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): £5,280.18 per annum.

Ground rent: £702.24 per annum. To be reviewed May 2027.

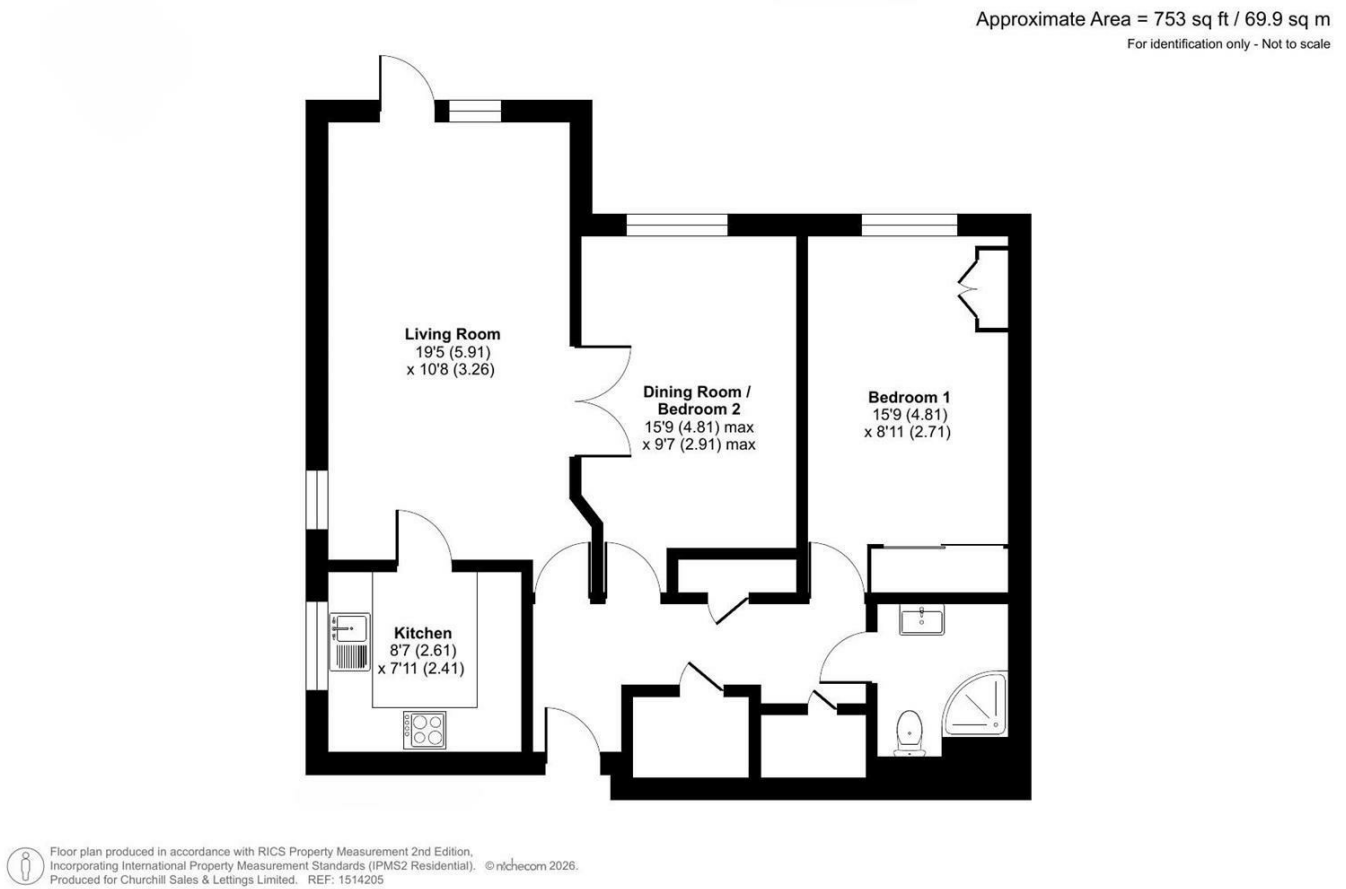
Council Tax Band C

125 lease years commencing 2013

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 heat pump heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



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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