



Asking Price £90,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Royal Lodge Hardings Lane, Gillingham, Dorset, SP8 4WG

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

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Retirement Property Specialists

Royal Lodge

Located in the town of Gillingham in the Blackmore Vale countryside, Royal Lodge is a delightful development of 35 one and two bedroom apartments. It is named after the Royal Hotel which formerly stood on the site.

Royal Lodge is ideally located at the end of the High Street within easy reach of the local shops and essential amenities including a doctors, supermarket, dentist, post office and library. It is also well located for the Riversmeet, a community, sports and fitness centre with facilities which include a fitness suite, sports hall, swimming pool, dance studio and therapy room and the town's bowling club.

Gillingham is ideally placed for exploring the surrounding area of North Dorset, Somerset and Wiltshire with a great road network. The town is on the Exeter to London railway line making rail travel across the UK easy.

Royal Lodge's 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.

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.

Royal 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. 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.

Royal 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.

Royal 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****

****NO ONWARD CHAIN****

Churchill Sales & Lettings are delighted to be marketing this lovely light and airy one bedroom first floor apartment at Royal Lodge in Gillingham.

The Living Room is a spacious room which enjoys a feature electric fireplace with attractive surround and has ample space for living and dining room furniture.

The Kitchen, which is accessed via the Living Room, has been fitted with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, fridge, freezer, 4 ring electric hob and an extractor fan.

The bedroom is a sizeable double room which has a window and a built in wardrobe. There is space, if required, for additional bedroom furniture.

The shower room, which is located next to the bedroom, offers a shower cubicle, a WC and a wash hand basin with vanity unit beneath.

Perfectly complementing the apartment is a useful storage cupboard which is located in the hallway. Royal lodge has a private car park, laundry room and buggy store with charging points for the owners.



Features

- One bedroom first floor retirement apartment
- South-easterly position
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Owners Buggy Store
- 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 2026): £3,048.40 per annum.

Ground Rent: £846.47 per annum. To be reviewed May 2032

Council Tax Band B

125 year Lease from May 2011

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.

EPC Rating: B

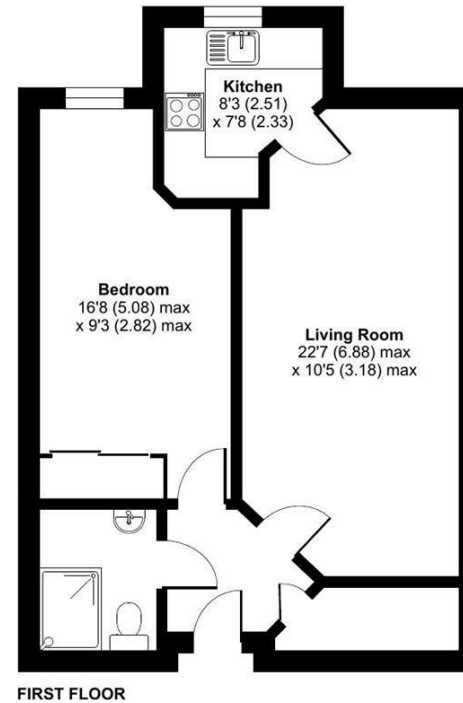
DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

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.

Newbury, Gillingham, SP8

Approximate Area = 548 sq ft / 50.9 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1332789



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