



Nightingale Lodge Great Well Drive | £262,500  
Romsey, Hampshire, SO51 7AH





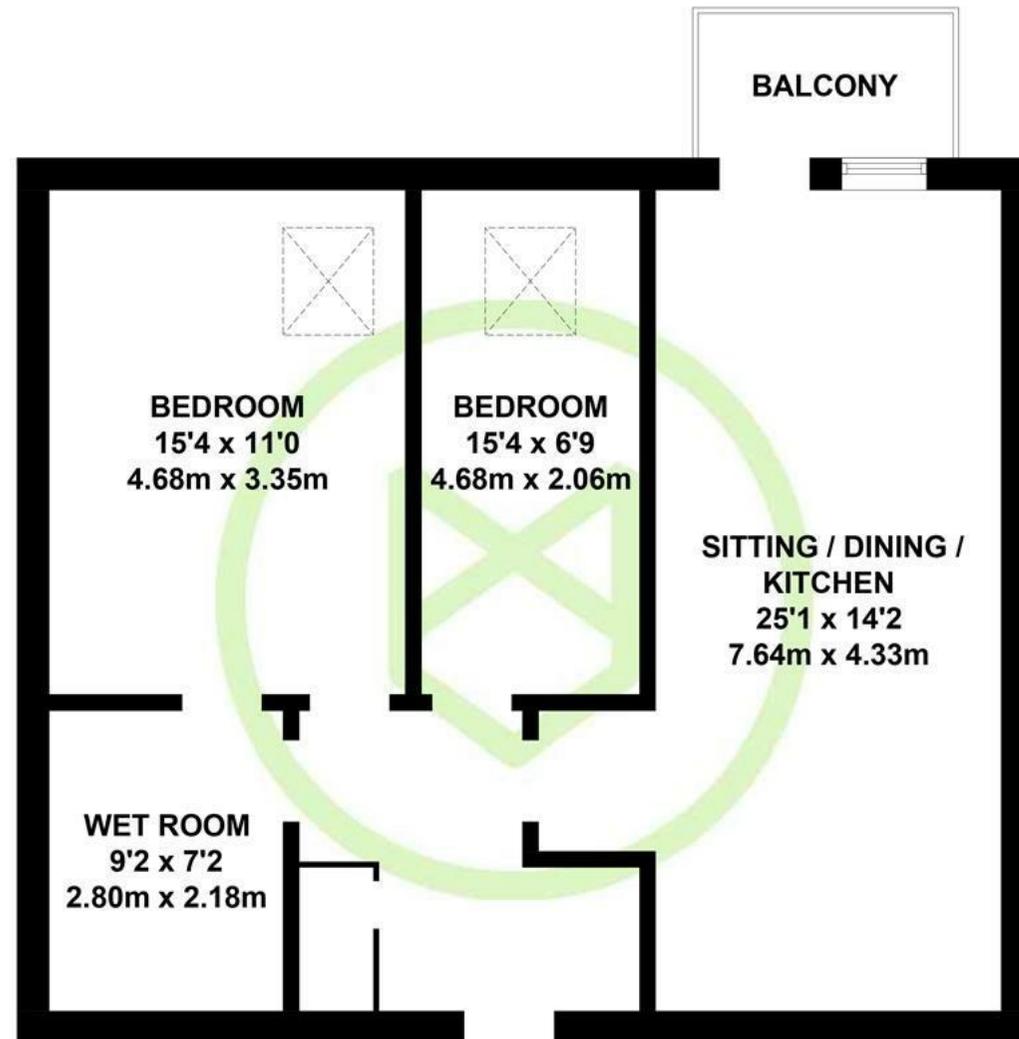
Nightingale Lodge Great Well Drive  
Romsey, Hampshire, SO51 7AH

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## Summary

Available as shared ownership of 75% of the full value. Located within the sought-after Nightingale Lodge development, this stylish and spacious two-bedroom apartment is designed exclusively for those aged 55 and over. The property features a generous open-plan kitchen, dining and sitting area that opens directly onto a private balcony. A large, contemporary wet room adds to the comfort and practicality of this thoughtfully designed home. Residents benefit from a vibrant community and a range of on-site amenities including a restaurant, guest suite, beautifully maintained communal indoor and outdoor areas, regular social activities, and access to on-site care services for peace of mind.



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 737 SQ FT / 68.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1246876)

## Features

- Available as shared ownership of 75% of the full value
- An immaculate second floor apartment
- Two double bedrooms
- Open plan kitchen/dining/sitting area opening to private balcony
- 24/7 staffing and care facilities available
- Stunning communal grounds
- Large wet room

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# Flat 35, Nightingale Lodge, Great Well Drive, Romsey, Hampshire, SO51 7AH

## Accommodation

Upon entering the apartment, a spacious entrance hall leads to all rooms and includes a convenient built-in storage cupboard. The open-plan kitchen, dining, and sitting area is light and airy, with a door opening onto a private balcony overlooking the communal gardens. The kitchen is well-equipped with a range of wall and base units, along with integrated appliances including a fridge/freezer, washing machine, oven, hob with extractor fan, and more. The principal bedroom is a generous double and benefits from direct access to the Jack and Jill-style wet room. Bedroom two is a comfortable single, equally suited as a guest room or study. The modern wet room is accessible from both the hallway and the main bedroom and features a walk-in shower, WC, and wash basin.

## On-site facilities

Onsite facilities include restaurant, guest suite, communal indoor and outdoor areas and on site care. Activities on site are available if residents wish to participate.

## Shared Ownership

The apartment is available to purchase at 75% of the full value.

## Location

Situated just a mile from the historic market town of Romsey, Hampshire, and a short drive from the New Forest. Nightingale Lodge is an exclusive new community that's full of character and charm in equal measures. This lively extra care community is a short walk away from Romsey Hospital, Abbeywell Surgery and Pharmacy, bus links and Romsey Railway station.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Eligibility

Contact Henshaw Fox to discuss eligibility

## Length of Lease

250 years from 2021

## Service Charge

£5,740.68 per annum

## Peace of Mind Charge

£131.15 per month

## Council Tax

Test Valley Borough Council - Band C

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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