



9 Nightingale Lodge | £260,000
Great Well Drive, Romsey, Hampshire, SO51 7AH





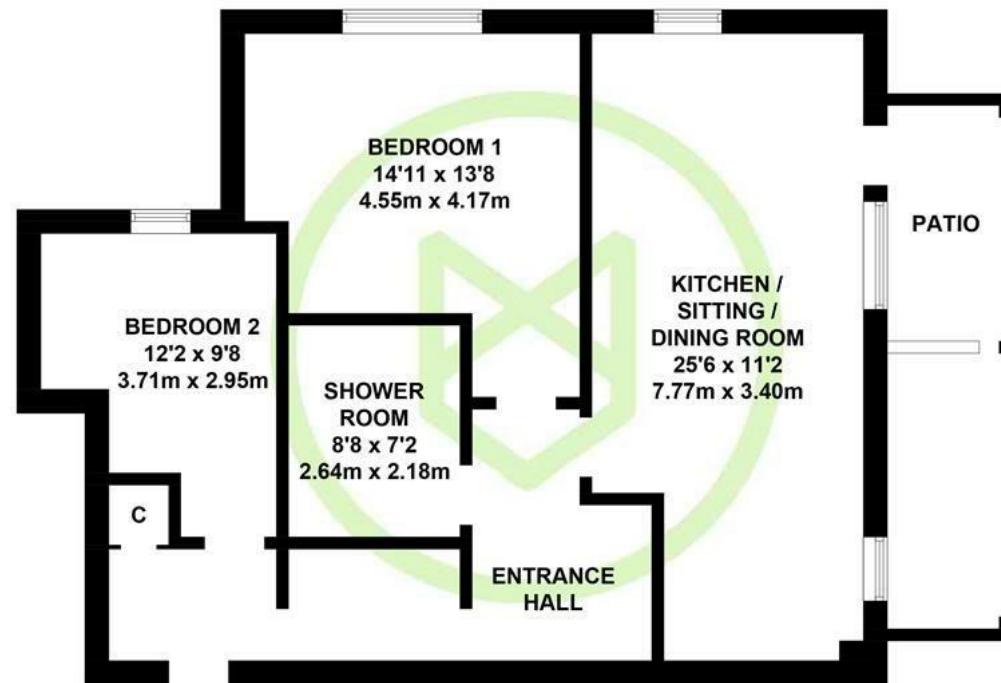
9 Nightingale Lodge
Great Well Drive, Romsey, Hampshire, SO51 7AH

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Summary

Designed for those aged 55 and over, this modern ground-floor retirement apartment in Nightingale Lodge, Romsey, is available to purchase on a 75% shared ownership basis. The home features two bedrooms, a spacious wet room, and a bright open-plan kitchen, dining, and living area with direct access to a private patio. Residents benefit from a range of excellent on-site amenities, including house management, tailored care services, a restaurant, a guest suite, vibrant social activities, and attractive communal spaces both inside and out.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 771 SQ FT / 71.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1326907)

Features

- Available as shared ownership of 75% of the full value
- Stunning ground floor apartment with corner position
- 24/7 staffing and care facilities available
- Two double bedrooms and wet room
- Open plan sitting/dining/kitchen area
- Private patio and pleasant communal gardens

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Accommodation

The welcoming entrance hall features a useful storage cupboard and leads to all main rooms. The impressive principal bedroom is a generous double, complemented by a second double bedroom. Modern and stylish, the wet room is fully tiled and includes a shower, WC, wash basin, and heated towel rail. At the heart of the home is the open-plan living area, bathed in light from dual windows and featuring a door out to the private patio, with ample room for both lounge and dining furniture. Completing the apartment, the modern kitchen is fitted with wall and base units alongside integrated appliances, including an oven, hob with extractor, fridge/freezer, and washing machine.

Onsite 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

Length Of Lease

250 years from 2021

Service Charge

Circa £6,240 per annum

Peace Of Mind Charge

Circa £131.15 per month

Council Tax

Test Valley - 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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