







13 Nightingale Lodge | £263,000

Great Well Drive, Romsey, Hampshire, SO51 7AH

Henshaw Fox













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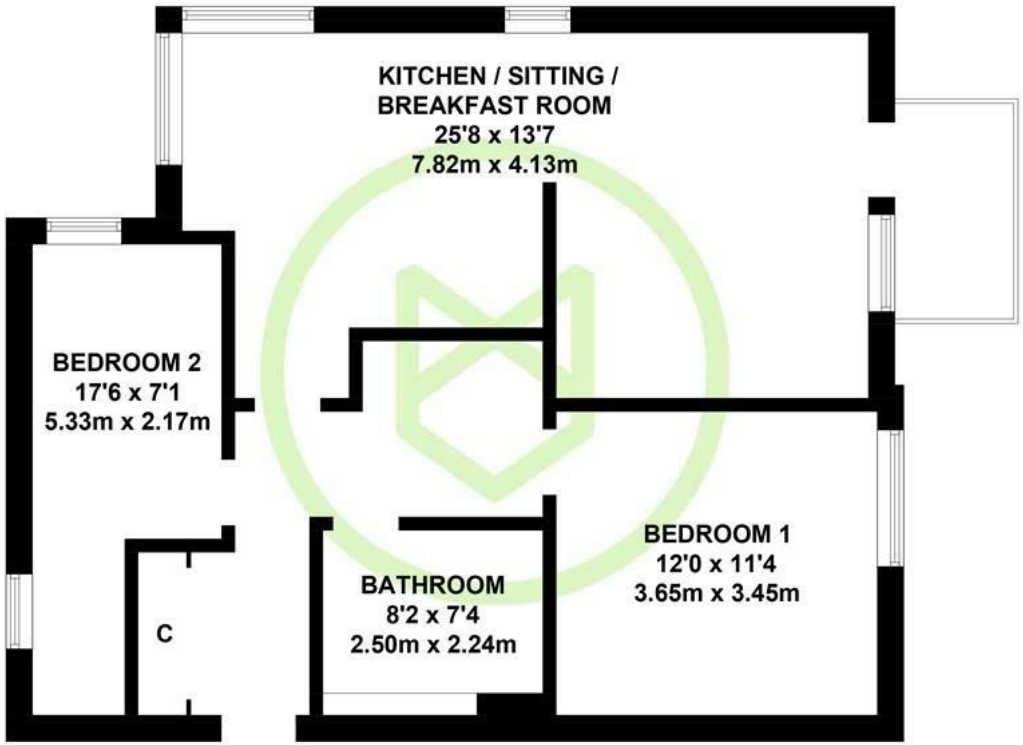

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
752 SQ FT / 69.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1349420)

Summary

Exclusively for those aged 55 and over, this modern first floor retirement apartment at Nightingale Lodge in Romsey is offered for sale on a 75% shared ownership basis. The accommodation comprises two bedrooms and a generous wet room, along with a welcoming sitting area that opens through to a bright kitchen/breakfast room. Step out onto the private balcony to enjoy a little fresh air at your leisure. Life at Nightingale Lodge is made easier by a host of on-site facilities, including house management, tailored care services, a restaurant and a guest suite. There is also a lively programme of social activities, with attractive communal spaces to enjoy both indoors and out.

Features

- Available as shared ownership of 75% of the full value
- Beautifully presented first floor apartment with corner position
- 24/7 staffing and care facilities available
- Sitting room opening to kitchen/breakfast area with private balcony
- Access for communal gardens
- Two double bedrooms and large wet room

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Accommodation
Upon entering the apartment, you are welcomed into an entrance hall which provides access to all rooms and includes a useful storage cupboard. The principal bedroom is a generous double, while bedroom two is also a double and benefits from dual aspect windows, allowing light to enter from two directions. The wet room is spacious and well appointed, comprising a shower, WC, wash basin and heated towel rail. The living space is open plan, beginning with a sitting room that enjoys a large corner window. From here, the room flows through to the kitchen/breakfast room, which has access to the private balcony. The kitchen is fitted with a selection of wall and base units providing plenty of storage, along with built-in appliances including an oven, hob with extractor above, 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
Contact Henshaw Fox to discuss eligibility

Length of Lease
250 years from 2021

Service Charge
Approx £550 per month

Peace of Mind Charge
Approx £100 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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