



£1,200 PCM

1 Bedroom, Apartment - Retirement

30 Andrews Lodge Tylers Close, Lymington, SO41 9AX

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Churchill
Sales & Lettings
Retirement Property Specialists

30 Andrews Lodge

Andrews Lodge is a prestigious development of 35 one and two bedroom retirement apartments, which is well located on a level walk to the bustling town centre.

Lymington Town train station and public Bus services operate frequent transport links within the town and surrounding areas. Lymington Pier also provides a daily ferry service to the Isle of Wight.

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.

There is also a Laundry Room with washing machines, tumble dryers and ironing facilities for the Owners use and a private carpark.

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.

Andrews 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.

Andrews 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.

Andrews 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

**ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT **

Welcome to Andrews Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom second floor apartment.

The apartment has been redecorated throughout.

The Living Room is spacious and offers ample space for living and dining room furniture.

The Kitchen offers a range of 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 over, a fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely room bright and light.

The Shower Room offers a large shower with a sliding door and handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Andrews Lodge!



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Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' laundry room together with a lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Communal gardens
- Great location and close by to local shops and amenities
- 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
- Newly decorated
- Rent includes heating & water & sewerage rates



Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax: Band C

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.

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

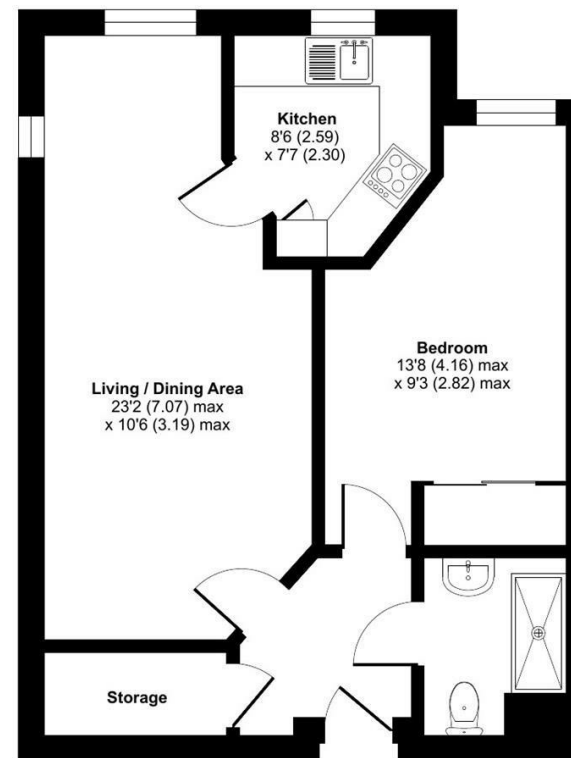
Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



Approximate Area = 521 sq ft / 48.4 sq m
For identification only - Not to scale



SECOND FLOOR

EPC Rating:

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1436839

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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