



3 Nightingale Lodge | £250,000  
Great Well Drive, Romsey, Hampshire, SO51 7AH

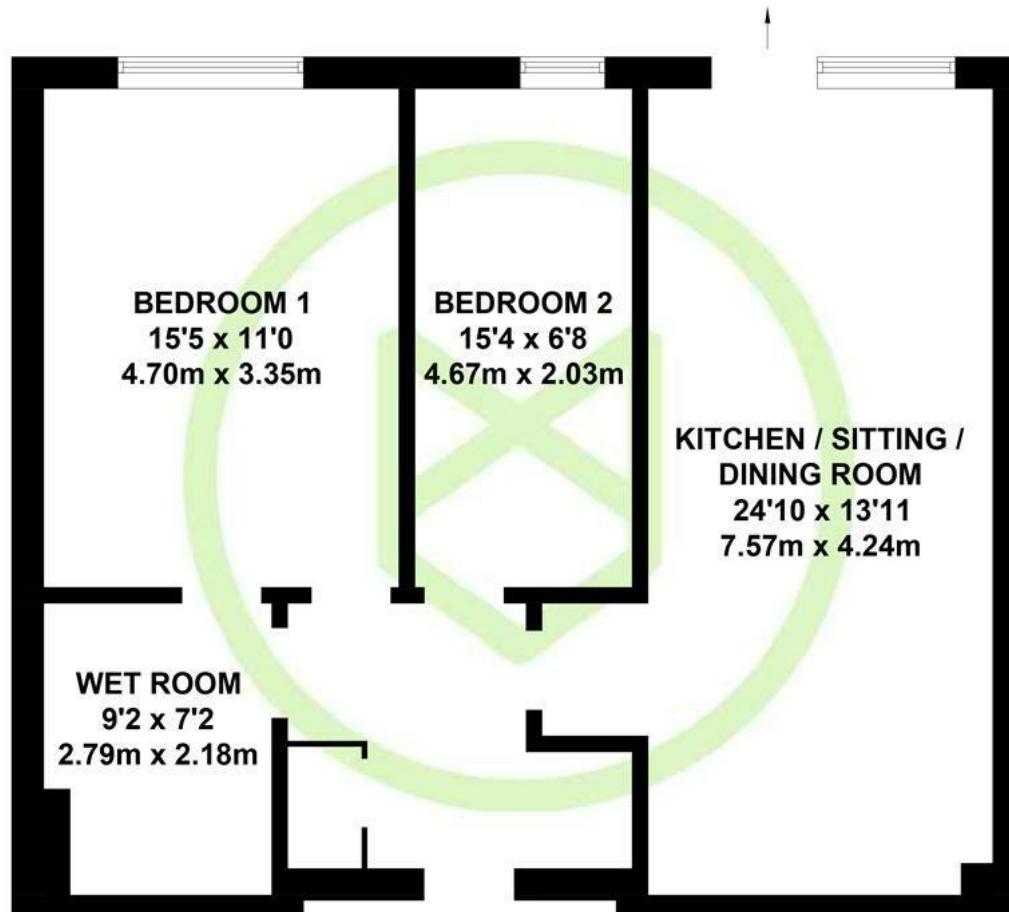
 Henshaw Fox



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

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**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
722 SQ FT / 67.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1091877)

## Summary

Available as shared ownership of 75% of the full value. A modern retirement apartment, available for the over 55s, located in Nightingale Lodge, Romsey. This spacious apartment features two bedrooms, large wet room and open plan kitchen/dining/sitting room opening to private patio. Onsite facilities include a restaurant, guest suite, communal indoor and outdoor areas, activities residents are welcome to participate in and on site care.

## Features

- A modern ground floor apartment
- Open plan kitchen/dining/sitting area opening to private patio
- Large wet room
- Two bedrooms
- 24/7 staffing and care facilities available
- Available as shared ownership of 75% of the full value
- Beautifully kept communal grounds

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential B

# Flat 3, Nightingale Lodge

## Great Well Drive, Romsey, Hampshire, SO51 7AH

### Accommodation

Upon entry, the wide entrance hall provides access to all rooms within the apartment and useful storage cupboard. The open plan kitchen/sitting/dining area has door opening out to the private patio area and access for the communal gardens. The kitchen has a selection of wall and base storage units and built in appliances including fridge/freezer, washing machine, hob with extractor above and oven. The principal bedroom is a generous double with door accessing the Jack and Jill wet room. Bedroom two is an ample single or perfect study space. The Jack and Jill wet room features shower, WC and wash basin.

### 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

£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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