

Asking Price £129,950 Leasehold

1 Bedroom, Apartment - Retirement

26, Daniels Lodge 5-11 Montagu Road, Highcliffe, Christchurch, Dorset, BH23 5JT

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Daniels Lodge

Daniels Lodge is a charming development of 38 one and two bedroom apartments, perfectly located in the heart of Highcliffe-On-Sea. The seafront is within a short walk and the towns of Christchurch, Lymington and New Milton are a few miles away. Highcliffe-On-Sea is on the doorstep of the protected countryside of the New Forest National Park with over 200 square miles of pasture land, heathland and forest.

All the essential amenities are within walking distance of Daniels Lodge with a library, pharmacy and many shops, cafes and restaurants all close by. The Tesco Express and Co-op are both just a few minutes away with larger supermarkets including a Sainsbury's, Waitrose and Marks and Spencer in Christchurch and a Tesco superstore in New Milton, all are within just a few miles. Local transport is excellent with regular buses into the neighbouring towns. The New Milton railway station is just 2 miles away with direct links into London Waterloo and there is a regular ferry service to the Isle of Wight from Lymington. For travel further afield, Bournemouth International Airport is less than 10 miles away.

Daniels Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Daniels 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. 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

Daniels 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.

Daniels Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

ONE BEDROOM RETIREMENT APARTMENT IN HIGHCLIFFE

This delightful one bedroom second floor apartment is conveniently located for the lift and stairs, providing easy access within the development. The property is presented in good order and offers deceptively spacious accommodation throughout.

The Living Room benefits from an additional space that could be used for a dining area, there is ample space for living room furniture and the room benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and windows provide lots of natural light.

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 allows for light and ventilation.

The Bedroom is a good-sized double room with a useful built-in wardrobe. There is plenty of space for additional bedroom furniture and a window keeps this bedroom bright and airy.

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

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

Call us today to book your viewing!







Features

- One bedroom second floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Landscaped gardens
- Lodge Manager available 5 days a week
- Owners Lounge & kitchen with regular social events
- 24 Hour Careline system for safety & security
- Lift to all floors
- 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







Key Information

Service Charge (Year Ending 31st August 2027): £2,594.12 per annum.

Ground Rent: £964.25 per annum. To be reviewed in March 2033.

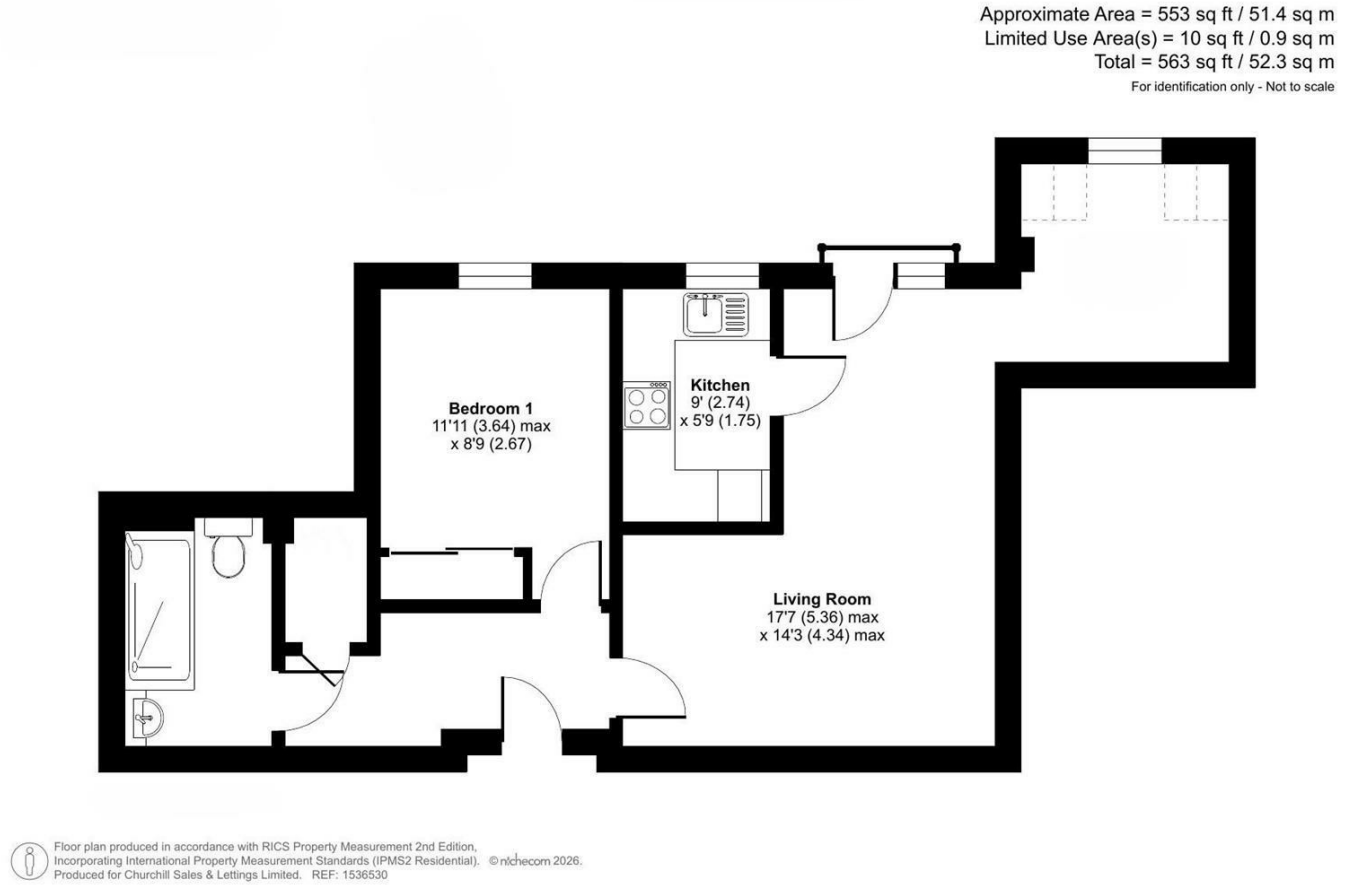
Council Tax: Band C

125 year lease commencing 2005

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.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager.

EPC Rating: C



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.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists