

Asking Price £320,000 Leasehold

2 Bedroom, Apartment

25, Priory Lodge Stony Lane South, Christchurch, Dorset, BH23 1FA

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Priory Lodge

Priory Lodge is a beautiful development of 44 one and two bedroom retirement apartments in the pretty market town of Christchurch, named after the 11th century Grade 1 listed Priory Church, which overlooks the town centre and harbour.

Transport links are excellent with a bus stop just outside with routes into the town centre and Bournemouth, and from there direct trains run all day into London Waterloo and to Birmingham. Bournemouth International Airport is also just a few miles away.

The heating in the Lodge and all apartments is supplied by a super efficient Air Source Heating.

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.

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.

Priory Lodge has been designed with safety and security at the forefront. The apartments have 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.

Priory Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Stratton & King to maintain the highest standards of maintenance and service for every lodge and owner.

Priory 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

TWO BEDROOM RETIREMENT APARTMENT IN CHRISTCHURCH

This delightful two bedroom first floor apartment is beautifully presented throughout and enjoys a convenient location close to the lift providing easy access within the development.

The Living Room offers generous space for both lounge and dining furniture and features an attractive electric fireplace as a focal point. A useful storage cupboard provides additional practicality, while a large window fills the room with natural light, creating a bright and welcoming atmosphere.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in eye level oven, 4 ring electric hob, fridge and freezer. A window provides light and ventilation.

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

Bedroom Two is another good-sized room that could also be used as a separate living room, study or hobby room.

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

A separate WC is located off the hallway and offers a WC, wash hand basin and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- Two bedroom first floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Heating included and powered by a super efficient Air Source Heat Pump
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- 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.
- Owners private car park
- Great location close to the town centre & excellent transport links







Key Information

Service Charge (Year Ending 31st May 2027): £4,511.44 per annum.

Ground Rent: £764.86 per annum. To be reviewed April 2029.

Council Tax Band D

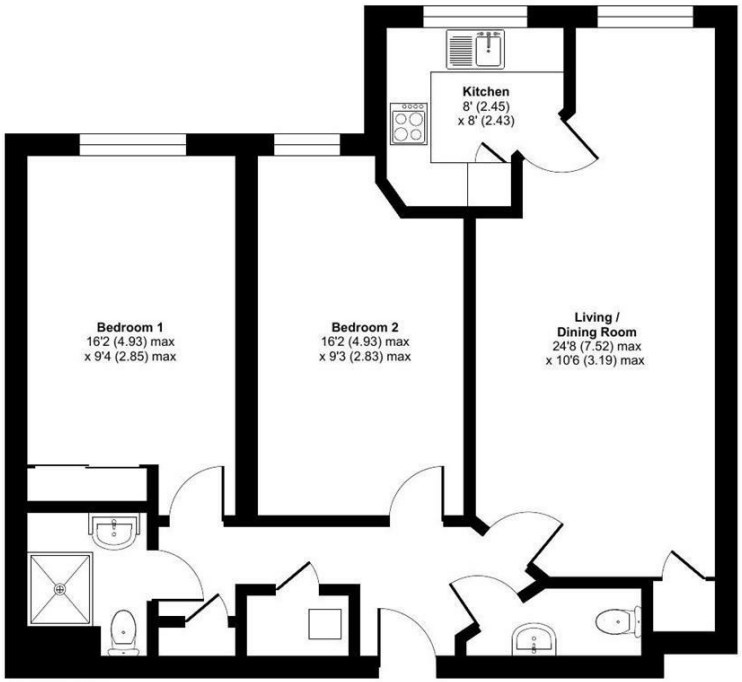
125 year Lease commencing 2015.

Please check regarding Pets with Churchill Estates Management.

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

Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



EPC Rating: C

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: 1542003

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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