

Asking Price £100,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Chadwick Lodge Devonshire Road, Southampton, Hampshire, SO15 2QQ

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Churchill
Sales & Lettings
Retirement Property Specialists

Chadwick Lodge

Chadwick Lodge is a delightful development of 34 one and two bedroom apartments in the historic port of Southampton. The Lodge is located on Devonshire Road in the Bedford Place area of Southampton, known for its independent shops and restaurants. The popular West Quay shopping centre with its new Restaurant hub extension and the main high street are all less than a mile away. The South's largest Theatre, The Mayflower is only ¼ of a mile away and just one of the many arts venues in Southampton. Transport is excellent with regular buses into the town centre and trains direct into London, the North and an International Airport.

The Lodge and the apartment are heated by a communal Air Source Heat Pump for supper efficient heating. The costs for the heating are included in the service charges.

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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Chadwick 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.

Chadwick 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.

Chadwick 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 FIRST FLOOR RETIRMENT APARTMENT

Churchill Sales & Lettings are pleased to be marketing this delightful one bedroom first floor apartment with a Balcony. The property offers deceptively spacious accommodation throughout and is conveniently located for the lift providing easy access within the development.

The Living Room offers ample space for living and dining room furniture. A French door opens onto the balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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 a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Call us today to book your viewing!







Features

- One bedroom first floor retirement apartment with Balcony
- Good decorative order throughout
- Conveniently located for the lift
- Fully fitted kitchen with integrated appliances
- Super efficient air source heating
- Lodge manager available 5 days a week
- 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 of 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): £3,533.87 per annum.

Ground rent: £637.88 per annum. Review Date 1st May 2027.

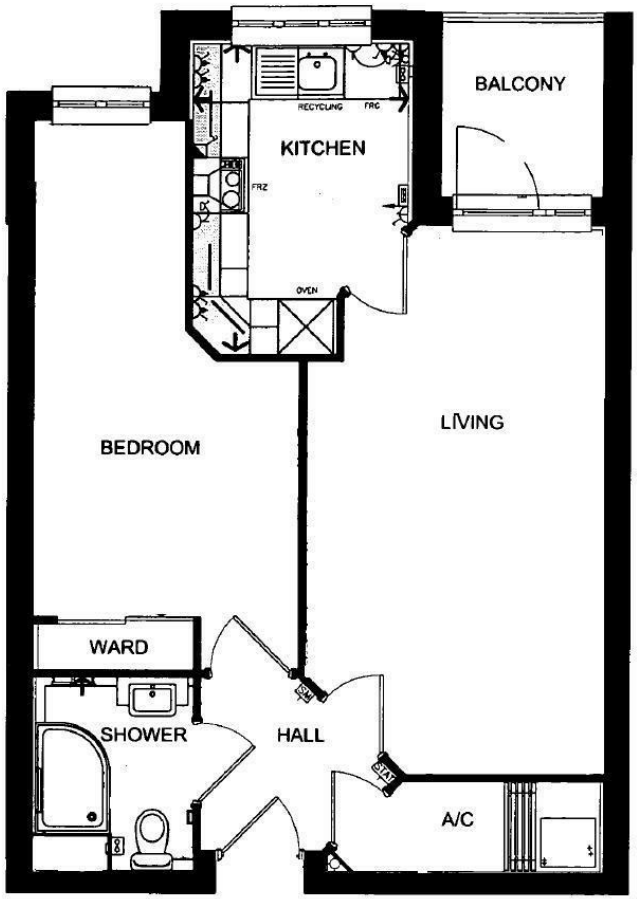
Council Tax: Band B

125 lease years commencing 2013

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, Air Source Heat Pump heating, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



Living	Width	10'-6" [3200]	max	Length	19'-5" [5910] max
Kitchen	Width	7'-8" [2325]	max	Length	10'-11" [3340] max
Shower Room	Width	5'-7" [1695]	max	Length	6'-11" [2100] max
Bedroom	Width	9'-2" [2800]	max	Length	17'-6" [5335] max

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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