

Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Charlotte Lodge Archers Road, Eastleigh, Hampshire, SO50 9AD

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Charlotte Lodge

Charlotte Lodge is a beautiful development of 31 one and two bedroom retirement apartments located in the town of Eastleigh.

Charlotte Lodge has beautifully landscaped gardens surrounding the building and a private car park and buggy store with charging points for the owners. Charlotte Lodge is heated by a super-efficient ground source heat pump, which provides heating, and hot water for the apartment and the cost of this is included in the service charge. As of September 2020, Charlotte Lodge has full end-to-end digital call warden system with video door entry, and video resident-to-resident calling.

The lodge is opposite Eastleigh Park and bandstand and is ideally placed for the town centre shops and amenities, which include The Swan Shopping Centre, an indoor shopping centre with more than 40 retailers and a good range of restaurant and leisure venues including a 9-screen cinema.

Local transport is excellent with regular buses around town and regular train services to London Waterloo, Portsmouth, Salisbury and Poole. Southampton Airport is also close by for international flights.

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.

Charlotte 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Charlotte 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.

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







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Property Overview

ONE BEDROOM RETIREMENT APARTMENT

This lovely one bedroom apartment offers a bright and inviting living space, perfect for those seeking a comfortable and peaceful home. The property is presented in very good order throughout and is ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows fill the room with natural light, looking over the communal gardens, and a door leads to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washer/dryer, 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 bedroom bright and airy.

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

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

This apartment simply must be viewed!







Features

- One bedroom first floor apartment
- Fully fitted kitchen with integrated appliances
- Super-efficient Ground Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- 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 May 2027): £ 3,629.41 per annum.

Ground Rent: £718.40 per annum. To be reviewed May 2029.

Council Tax Band B

125 year Lease commencing 2015

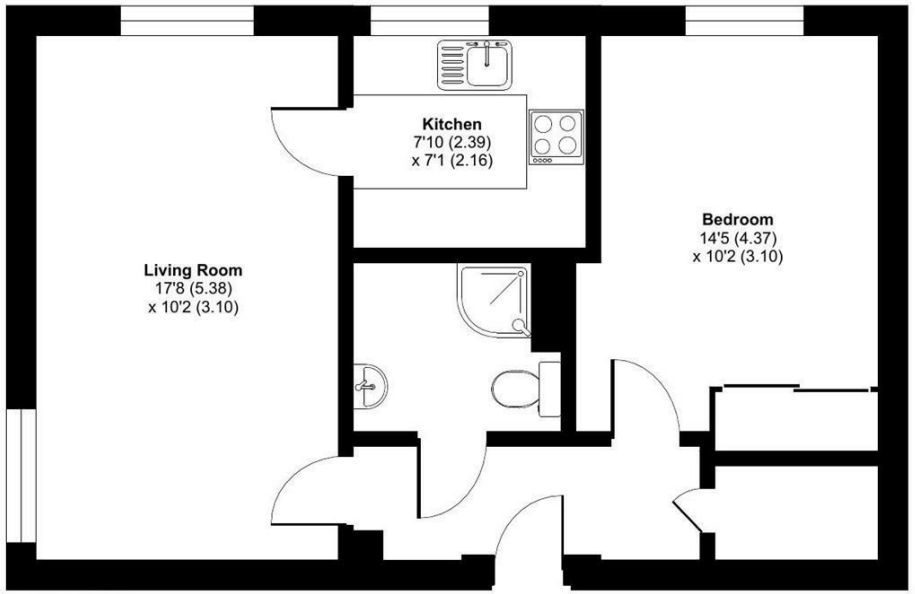
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

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

EPC Rating: C

Approximate Area = 499 sq ft / 46.4 sq m

For identification only - Not to scale



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: 1514327

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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