

Asking Price £125,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Nightingale Lodge 15 Padnell Road, Cowplain, Waterlooville, Hampshire, PO8 8AW

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

Churchill
Sales & Lettings
Retirement Property Specialists

Nightingale Lodge

Nightingale Lodge is a charming development of just 19 one and two-bedroom retirement apartments situated in a quiet residential street in the small village of Cowplain.

The development is ideally located close to the village centre shops and amenities, including full medical facilities, a Post Office, bank and good range of shops. There is also a large recreation ground with a park, tennis courts and bowling green within the village.

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.

Nightingale 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.

Nightingale 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.

Nightingale 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 GROUND FLOOR APARTMENT WITH PATIO

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom ground floor apartment with Patio area overlooking the communal garden. The property is presented in fantastic order throughout and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens onto a private patio area 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 good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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

Call us today to book your viewing!







Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Good decorative order throughout
- Owners' private car park
- 24 hour Careline system for safety and security
- Landscaped gardens
- 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







Key Information

Service Charge: (Year ending 31st May 2027): £2,984.98 per annum.

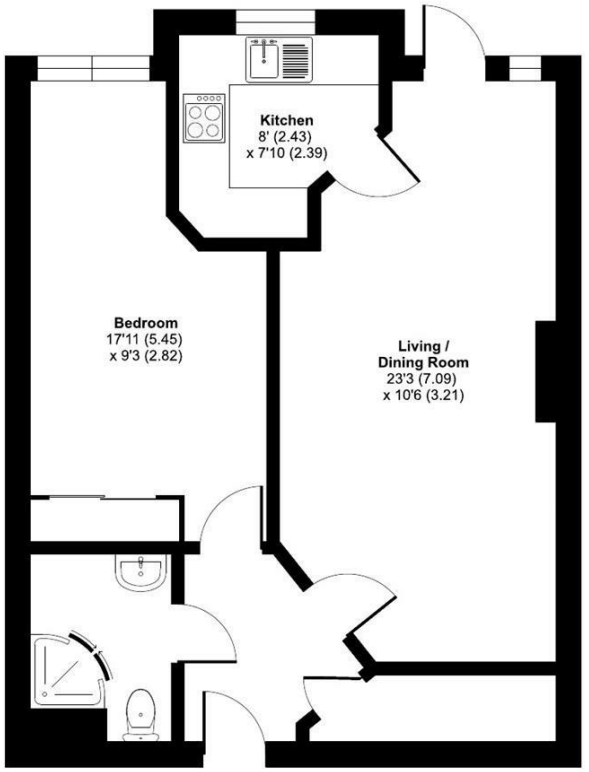
Ground Rent: £700.88 per annum. To be reviewed in November 2029.

Council Tax Band B

125 year lease commencing 2017

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, heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



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: 1471368

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.



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