

Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

47, Russell Lodge Branksomewood Road, Fleet, Hampshire, GU51 4JS

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

Churchill
Sales & Lettings
Retirement Property Specialists

Russell Lodge

Russell Lodge is a beautiful development of 46 one and two bedroom retirement apartments located in the town of Fleet. It is named after John Russell, the British American art critic born in Fleet who contributed to both The Sunday Times and The New York Times for more than half a century. Russell is widely credited with helping to bring a generation of postwar British artists to international attention.

Well located just off Fleet's traditional high street, the development is ideally placed for the town centre shops and amenities, which include a number of High Street shops alongside smaller independent retailers and a good selection of cafes, coffee shops and restaurants.

Hart Leisure Centre has facilities which include a 25 metre pool, gym, squash and badminton courts and holds regular classes and activities which cater for those over 60. To the north of the town and set amongst stately pines and silver birch trees, the North Hants Golf Club has a modern and welcoming clubhouse and an 18-hole heathland course for both members and visitors to enjoy.

Fleet is ideally placed for exploring the surrounding Hampshire towns and many parishes of unspoiled villages and pretty hamlets and has excellent transport links. The town has a train station with regular services to London Waterloo and is close to the M3 motorway with access to both the south coast, London and beyond.

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.

Russell 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.

Russell 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.

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







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

Property Overview

ONE BEDROOM RETIREMENT APARTMENT IN FLEET

BRAND NEW CARPET THROUGHOUT

Welcome to Russell Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and is conveniently located for the lift, providing easy access.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and a door leads through 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 with extractor hood over, washer/dryer, fridge and freezer. A window provides light and ventilation.

The Bedroom is a generous double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired. A large window keeps this lovely bedroom bright and airy.

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

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

Call us today to book your viewing!







Features

- One bedroom second floor apartment
- Conveniently located for the lift
- Good decorative order throughout
- No forward chain
- Fully fitted kitchen with integrated appliances
- 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
- 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







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

Key Information

Service Charge (Year ending 31st May 2027): £2,844.71 per annum.

Ground rent: £686.90 per annum. To be reviewed February 2029.

Council Tax: Band C

125 lease years commencing February 2015

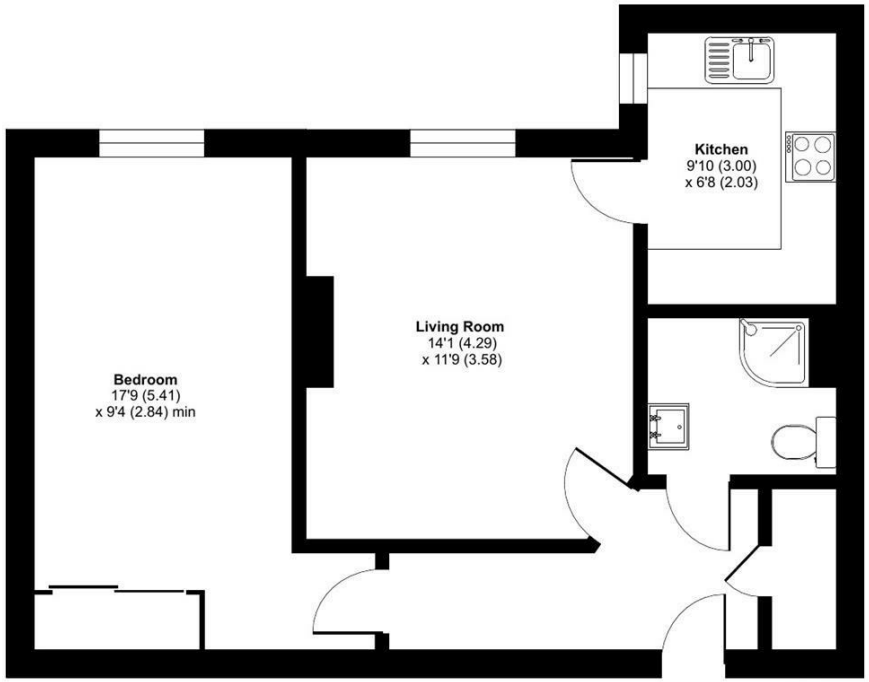
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

EPC Rating: C

Approximate Area = 547 sq ft / 50.8 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: 1493891

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