

Asking Price £575,000 Leasehold

2 Bedroom, Apartment - Retirement

7, Jubilee Lodge Crookham Road, Fleet, Hampshire, GU51 5EZ

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Jubilee Lodge

Jubilee Lodge is a beautiful development of 31 one and two-bedroom retirement apartments located in the town of Fleet. Launched in the year in which Queen Elizabeth II celebrated her Platinum Jubilee, the development is named in commemoration of this historic event.

Jubilee Lodge is ideally located for the town's traditional high street, home to a number of High Street shops, alongside smaller independent retailers and a good selection of coffee shops and restaurants. There is also a modern indoor shopping centre, Hart Shopping Centre, boasting over 40 stores and cafes. Fleet Pond Nature Reserve lies to the north of the town, designated a Site of Special Scientific Interest and a haven for wildlife. There are a number of walking routes along either the lake or nearby feeder streams or you can enjoy a picnic and fishing during the open season at this popular beauty spot.

The nearby North Hants Golf Club has a modern and welcoming clubhouse and an 18-hole heathland course set amongst stately pines and silver birch trees. Basingstoke Canal also runs through the area and is a popular area for walking, cycling, boating, picnicking and fishing. Along the route you can enjoy the picturesque villages of Greywell and Odiham and the historic King John's Castle and Fleet Nature Reserve. Fleet is ideally placed for exploring the surrounding Hampshire countryside, home to thriving towns, unspoiled villages and pretty hamlets.

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.

Jubilee 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.

Jubilee 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.

Jubilee Lodge requires at least one apartment resident to be over the age of 60 and any second resident to be over the age of 55.







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Property Overview

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Welcome to Jubilee Lodge, a delightful modern retirement apartment located in the charming town of Fleet, Hampshire. This lovely two bedroom apartment offers a bright and inviting living space, perfect for those seeking a comfortable and peaceful home. The property is conveniently located on the same level as the owners lounge and entrance and is situated in a fantastic position, offering stunning views over the communal gardens.

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 with those lovely garden views.

The Kitchen is accessed via the living room with 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, an integrated fridge and freezer, dishwasher and a washer/dryer.

Bedroom One is a generous double room with a walk-in wardrobe plus an additional cupboard providing ample storage space. An en-suite offers a large walk-in shower with handrail, a WC and wash basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double room that could also be used as a separate Dining Room, Study or Hobby Room.

The Bathroom offers a bathtub with overhead shower and a handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

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

This apartment simply must be viewed!







Features

- Two bedroom ground floor apartment with patio
- South East facing
- Owners' lounge and coffee bar
- 24 Hour Careline system for safety and security
- Lift to all floors
- Owners private car park
- Landscaped gardens
- Cycle and buggy storage
- Lodge Manager available 5 days a week
- 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 30th November 2027): £4,624.41 per annum.

Ground rent: £625 per annum. To be reviewed June 2032.

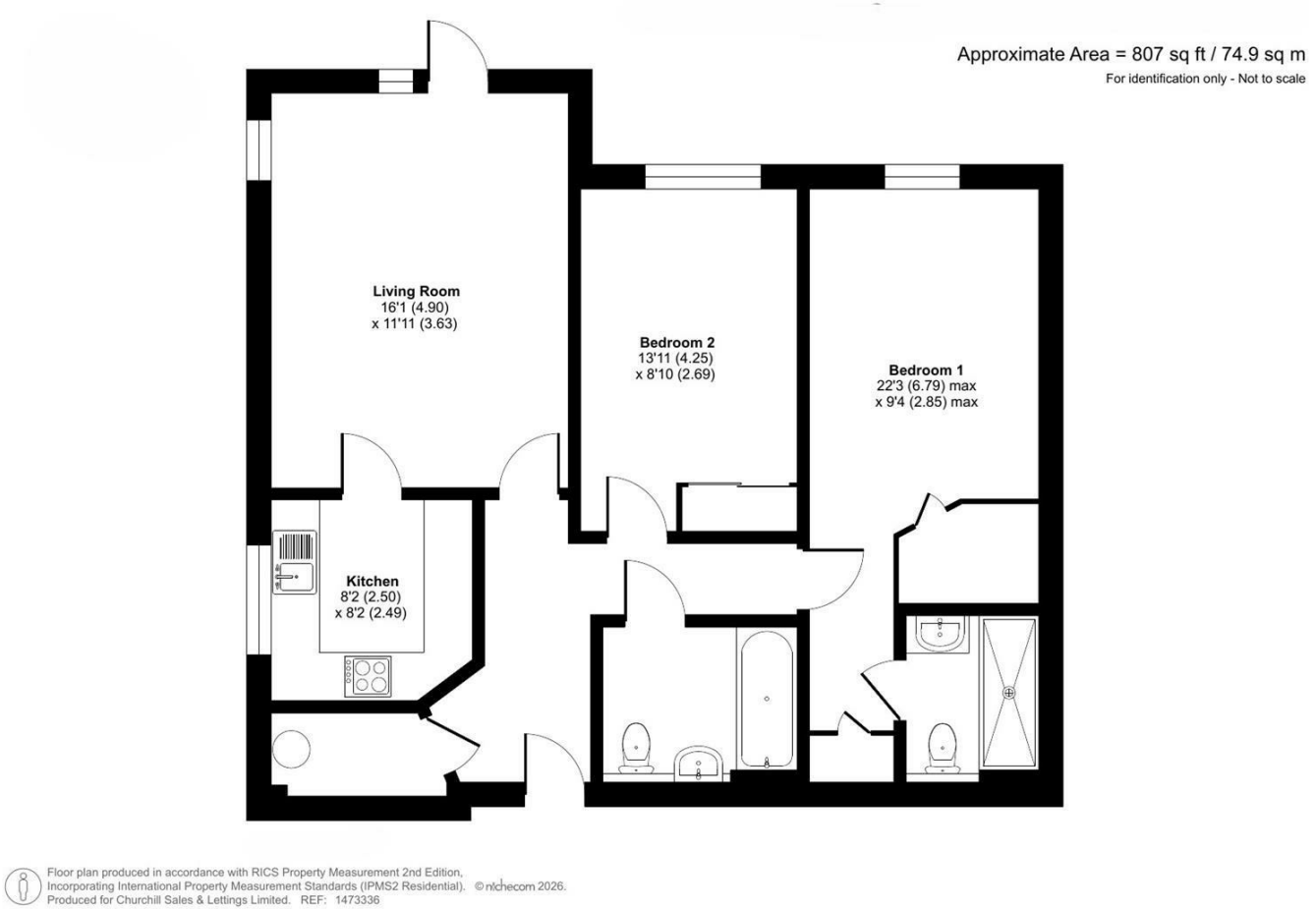
Council Tax Band D

999 lease years commencing 2022

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

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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