



Retirement Community

1 NORTHCLIFFE  
HOUSE UPTON LANE

£500,000







## DESCRIPTION

GROUND FLOOR 2 Bedroom Apartment with doors leading on to a South facing private patio/terrace. Newly decorated, this spacious apartment offers open plan living with modern fitted kitchen and integrated appliances. The generous master bedroom with fitted wardrobes and large feature windows leads on to an ensuite shower room with walk in shower. Bonus of a craft/study area the apartment is located close to the Manor House which offers all communal areas.

## PROPERTY FEATURES

- Spacious 2 Bedroom Apartment
  - Ground Floor
  - South Facing Private Patio/Terrace
  - Garden/Manor House Views
  - Main Bathroom and Ensuite
  - Walk In Shower
  - “Service Charges and Deferred Membership Fees Apply”
  - 27 Acres of Grounds and Gardens
  - Fabulous Restaurant
  - Courtesy Shuttle
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## SOCIAL OPPORTUNITIES



## HOTEL INSPIRED FACILITIES



## CONCIERGE & MAINTENANCE



## PET FRIENDLY

## KEY FINANCIAL TERMS

A service charge applies, along with a deferred membership fee payable upon resale of the property. Full details can be found in the Key Financial Terms on our website. No ground rent is charged by the landlord.









## PROPERTY DETAILS

Inside Area	1144sqft
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Patio Area	
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Views	South facing
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Bedrooms	2
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Bathrooms	2
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EPC	C
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Council tax band	D
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Guide price	£500,000
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Ownership	Leasehold
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Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown in the images are courtesy of a virtual staging app or staged and are used for illustrative purposes only. No furnishings shall be included as part of the property offered for sale. All images, photographs dimensions, and floor plans are not intended to be relied upon for, nor to form part of, any contract.





## FULL LIST OF EXCLUSIVE FACILITIES

- › Private patio/balcony
- › Library
- › Lounge
- › Swimming pool
- › Spa pool
- › Gymnasium
- › Snooker room
- › Guest apartment
- › Music and hobby communal rooms
- › Garden games
- › Croquet
- › Green woodland and Bluebell walk

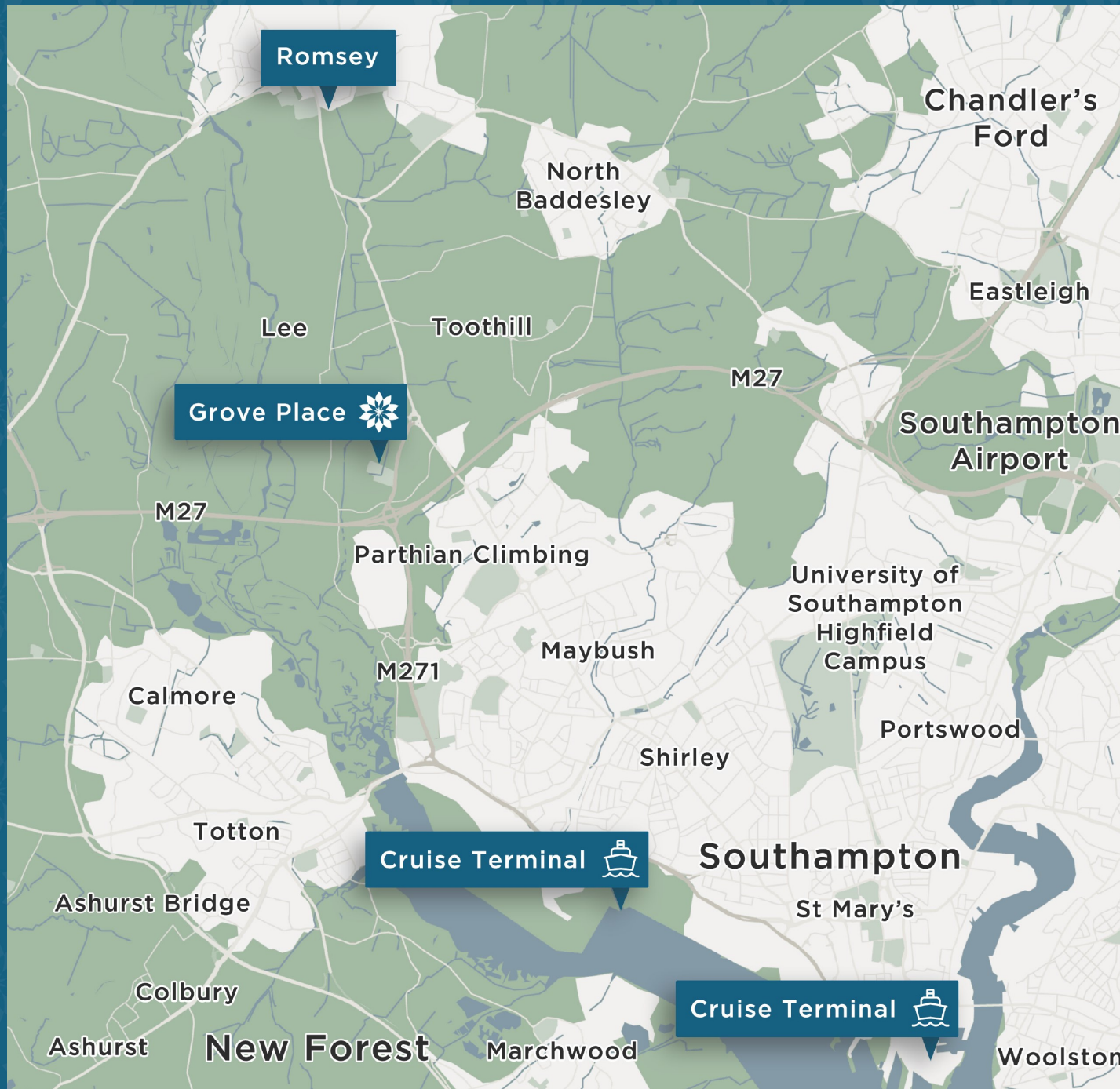
## FULL LIST OF SERVICES

- › Concierge services
  - › Restaurant & private dining facility
  - › Coffee lounge & bar
  - › Mini bus service
  - › Domiciliary care
  - › Hairdressing salon
  - › Housekeeping
  - › Laundry
  - › Maintenance
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Grove Place is set within 27 acres of glorious grounds, including its own kitchen garden, croquet lawn, and meadows. Residents enjoy private living with the option of onsite care, available now or in the future.

At the heart of Grove Place is a 16th-century, Grade I listed Manor House—a magnificent building housing stunning communal facilities. Elaborate ceilings and stone fireplaces create the perfect setting for the residents' lounge, bar, billiards room, and library.

In the magnificent oak-paneled restaurant, our chef and his team prepare fresh meals daily, with packages tailored to personal preferences.

Grove Place's facilities are exclusively for residents, their friends, and family.

## DIRECTIONS

Grove Place enjoys an elevated position near the River Test. The grand avenue leading to the Manor House is accessible from Upton Lane, Nursling. This prime location offers excellent road links to the M27 via M271 Junction 3, connecting Southampton City Centre to the south and Romsey to the north. The New Forest National Park and coastal towns like Lymington and Bournemouth are also within easy reach.



## CONTACT GROVE PLACE

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APPROVED  
OPERATOR

We are both a founding and leading member of the industry association, ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. We are an Approved Operator under the ARCO Consumer Code. We aim to meet and exceed their standards of service and compliance and are constantly striving to drive the retirement community industry to higher levels of quality and probity.