



Wendy Griffith | Sales and Marketing Manager

T. 0238 074 3592

E. wgriffith@groveplace.co.uk

www.groveplace.co.uk

15 Northcliffe House

Upton Lane, Romsey, Hampshire SO16 0XY

£570,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

A well-presented north-facing, 2-bedroom apartment, located on the first floor of Northcliffe House. Newly decorated, with a generous lounge/diner with views over the sun terrace. Two good-sized bedrooms with fitted wardrobes and views across open landscaped grounds. A glass-panelled door from the spacious hallway, opens onto a north-facing lounge, with patio doors overlooking Northcliffe Field. The kitchen has a range of base and wall-mounted cupboards for easy accessibility. An electric hob/electric oven, fridge/freezer, dishwasher. The master bedroom has an ensuite and a separate family bathroom is accessible from the hallway. There are a number of storage cupboards and a utility cupboard/airing cupboard.

Key Financial Terms

We draw your attention to pay service charges and a deferred membership fee (the latter on the resale of this property).

Details can be found in the attachment [Key Financial Terms](#) located on our website. LifeCare Residences does not charge ground rent.

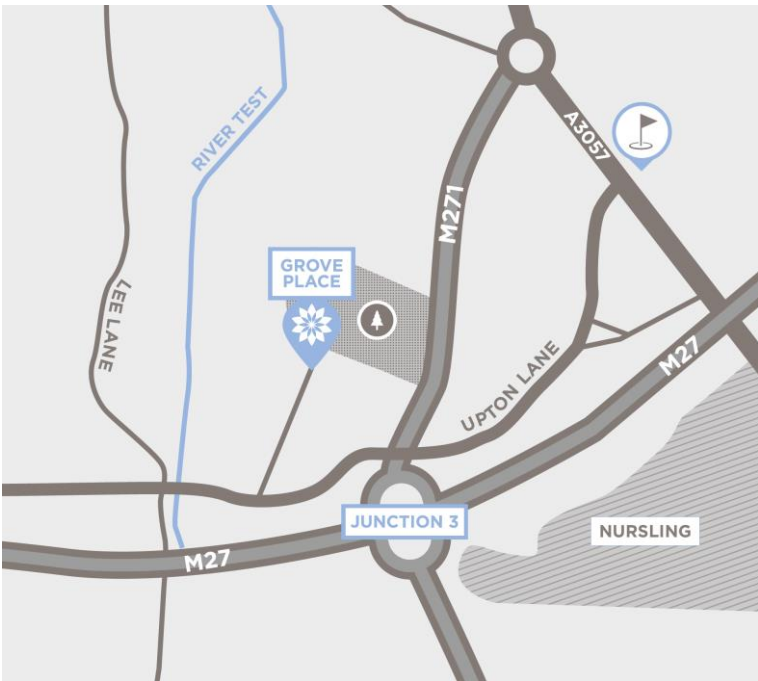


Amenities and Services

Previously shortlisted for 'Best Retirement Scheme', Grove Place is set within 27 acres of glorious grounds including its own kitchen garden, croquet lawn and meadows. Residents benefit from private living, coupled with the availability of onsite care should it be required – either now or in the future. At the heart of Grove Place is a 16th Century, Grade I listed Manor House - a magnificent building that is home to many of the stunning communal facilities. Elaborate ceilings and stone fireplaces provide the perfect backdrop for the residents' lounge, bar, billiards room and library. In the magnificent oak-panelled restaurant, our chef and his team create freshly prepared meals every day of the week. Other services include domiciliary care, companionship service, courtesy shuttle, laundry, beauty treatment and hairdressing rooms. Packages can be tailored to personal requirements. Lifestyle and well-being are at the heart of our offering and award-winning care is available should you need it. An enriching environment for you and peace of mind for your family.



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.



Directions

Grove Place benefits from an elevated position close to the River Test and is nestled in 27 acres of landscaped grounds. The majestic avenue leading up to the Manor House can be accessed from Upton Lane, Nursling. This enviable location has good road links to the M27 via the M271 Junction 3, easily connecting both Southampton City Centre to the South and Romsey to the North. The New Forest National Park and coastal towns of both Lymington and Bournemouth are within easy reach.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Two Bedroom Apartment

Approximate Gross Internal Area 1351.95ft² / 125.60m²



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 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.



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