



£195,000 Leasehold

2 Bedroom, Apartment - Retirement

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Churchill
Sales & Lettings
Retirement Property Specialists

Summerson Lodge

Summerson Lodge is a delightful gated development of 76 one and two bedroom retirement apartments in Milton, a suburb of the historic waterfront city of Portsmouth.

The Lodge is perfectly situated for the local shops and amenities and is close to both Milton and Bransbury Parks. Portsmouth Historic Dockyard is a great local attraction and home to HMS Victory, HMS Warrior and the Mary Rose Museum, all next to the Spinnaker Tower for great views to the Isle of Wight and across the South Downs. Close by is the popular shopping centre Gunwharf Quays with over 95 stores and restaurants, a health and fitness centre and a 14 screen cinema.

Summerson Lodge is well connected for transport with bus stops right outside and rail links into London, Brighton and Cardiff.

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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Summerson Lodge has been designed with safety and security at the forefront. All apartments and communal areas have 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.

Summerson Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Summerson Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55



Property Overview

Churchill Sales & Lettings are pleased to be marketing this two bedroom second floor apartment.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge 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.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could be used as a separate Dining Room or Study/Hobby Room.

The Bathroom has a bath with overhead shower and screen, a handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath and benefits from a window.

Perfectly complementing this apartment are two useful storage cupboards located in the hallway.



Features

- Two bedroom second floor retirement apartment
- Good decorative order
- Fully fitted kitchen with integrated appliances
- Lift access to all floors
- 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
- Great location close to the town centre & excellent transport links
- 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 Retirement Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2024):
£4,428.89 per annum.

Ground rent: £713.38 per annum. To be reviewed
May 2026.

Council Tax: Band B

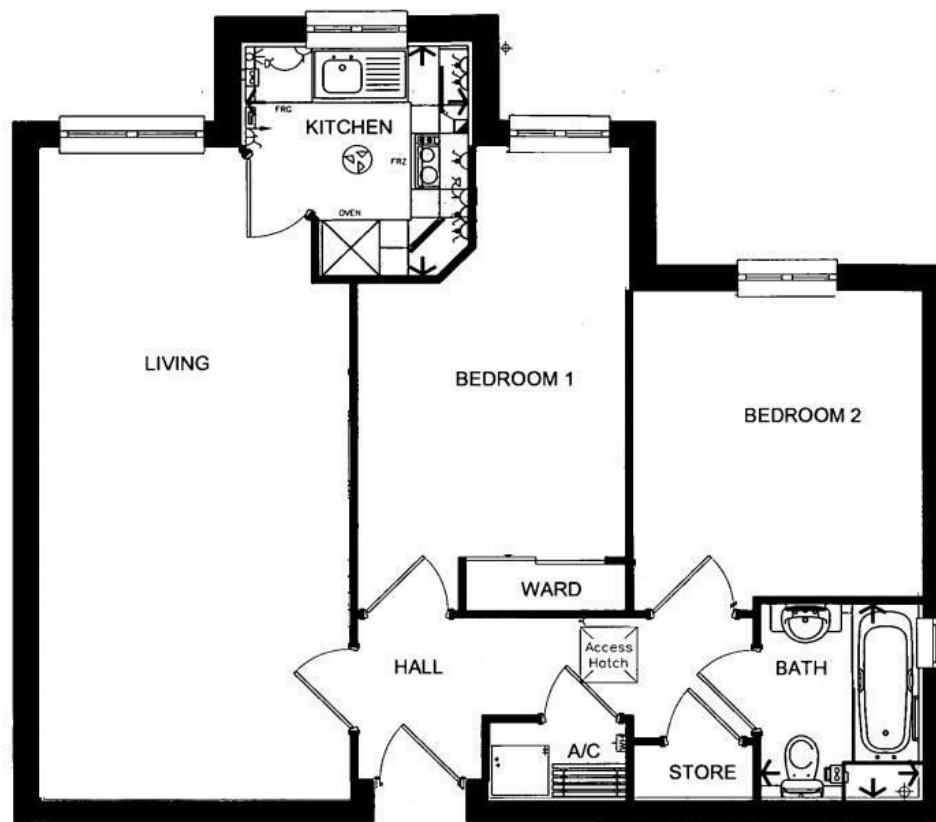
125 year Lease commencing 2012

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

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Width	10'-6" [3200] max	Length	22'-10" [6960] max
Kitchen	Width	7'-8" [2325] max	Length	8'-1" [2465] max
Bathroom	Width	5'-6" [1685] max	Length	6'-10" [2080] max
Bedroom 1	Width	9'-3" [2815] max	Length	14'-4" [4360] max
Bedroom 2	Width	9'-11" [3025] max	Length	11'-2" [3395] max

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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