



Asking Price £199,950 Leasehold

2 Bedroom, Apartment - Retirement

31, Andrews Lodge Tylers Close, Lymington, Hampshire, SO41 9AX

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Churchill
Sales & Lettings
Retirement Property Specialists

Andrews Lodge

Andrews Lodge is a prestigious development of 35 one and two bedroom retirement apartments, which is well located on a level walk to the bustling town centre.

Lymington Town train station and public Bus services operate frequent transport links within the town and surrounding areas. Lymington Pier also provides a daily ferry service to the Isle of Wight.

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.

There is also a Laundry Room with washing machines, tumble dryers and ironing facilities for the Owners use and a private carpark.

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.

Andrews 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.

Andrews 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.

Andrews 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

The Service Charge and Ground Rent for this spacious apartment are lower than some other similar sized properties within the Lymington area and therefore provides very good value for any purchaser wanting to move to this attractive town.

Churchill Sales & Lettings are delighted to be marketing this lovely two double bedroom, dual aspect second floor apartment overlooking the communal garden. The property is conveniently located for the lift and is presented in good order.

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 also be used as a separate Dining Room, Study or Hobby Room.

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

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



Features

- Two double bedroom second floor retirement apartment
- Dual aspect with views over the communal garden
- Good decorative order and convenient for the lift
- No forward chain
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners private car park
- Owners' laundry room, lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- 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 August 2024):
£3,829.49 per annum.

Ground rent: £679.90 per annum. To be reviewed
September 2025.

Council Tax: Band D

125 lease years commencing 2004

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, air source heating, utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

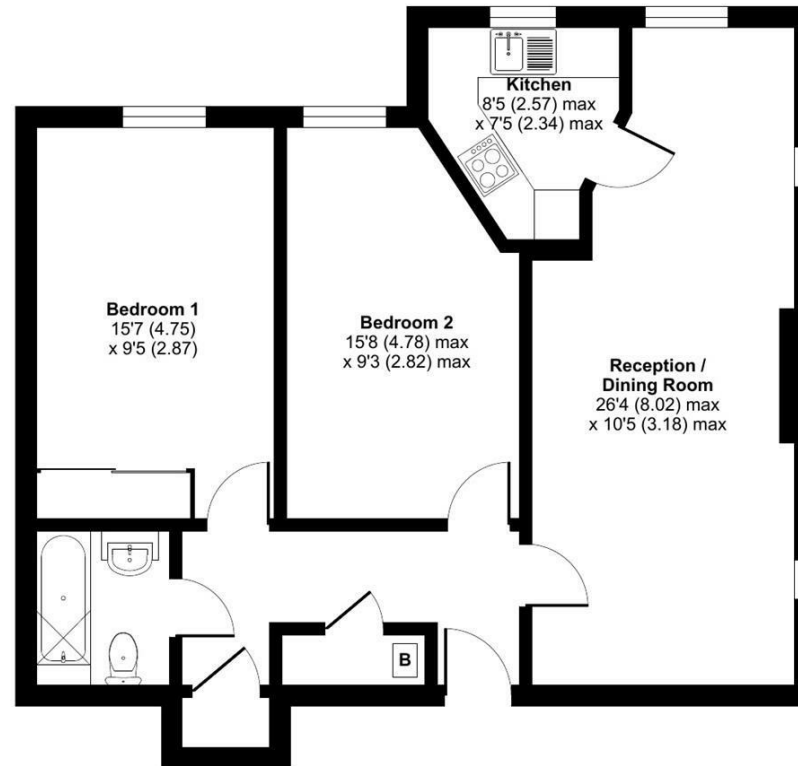
A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: C



Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Churchill. REF: 1061419

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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