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Asking Price £125,000 Leasehold

2 Bedroom, Apartment - Retirement

32, Royal Lodge Newbury, Gillingham, Dorset, SP8 4WG

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Royal Lodge

Located in the town of Gillingham in the Blackmore Vale countryside, Royal Lodge is a delightful development of 35 one and two bedroom apartments. It is named after the Royal Hotel which formerly stood on the site.

Royal Lodge is ideally located at the end of the High Street within easy reach of the local shops and essential amenities including a doctors, supermarket, dentist, post office and library. It is also well located for the Riversmeet, a community, sports and fitness centre with facilities which include a fitness suite, sports hall, swimming pool, dance studio and therapy room and the town's bowling club.

Gillingham is ideally placed for exploring the surrounding area of North Dorset, Somerset and Wiltshire with a great road network. The town is on the Exeter to London railway line making rail travel across the UK easy.

Royal Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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 Living developments across the country. Prices are available from the Lodge Manager.

Royal 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.

Royal 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.

Royal 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

**\*\*TWO BEDROOM RETIREMENT APARTMENT\*\***

UNEXPECTEDLY RE-AVAILABLE

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment. The property is conveniently located near the lift and is presented in good order throughout.

The Living Room is generous in size and offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. Dual aspect windows provide lots of natural light.

The Kitchen is accessed via the Living Room 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 freezer. A window provides light and ventilation.

Bedroom One is a good size double room with a built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size double room, it is currently being used as a Bedroom but could also be used as a separate Living Area, Study or Hobby Room.

The Shower Room offers a curved shower cubicle with handrail, a heated towel rail, a WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing at Royal Lodge!



# Features

- Two bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Owners Buggy Store
- 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 31st May 2025):  
£4,426.54 per annum.

Approximate Area = 898 sq ft / 83.4 sq m  
For identification only - Not to scale

Ground Rent: £654.06 per annum. To be reviewed  
May 2025

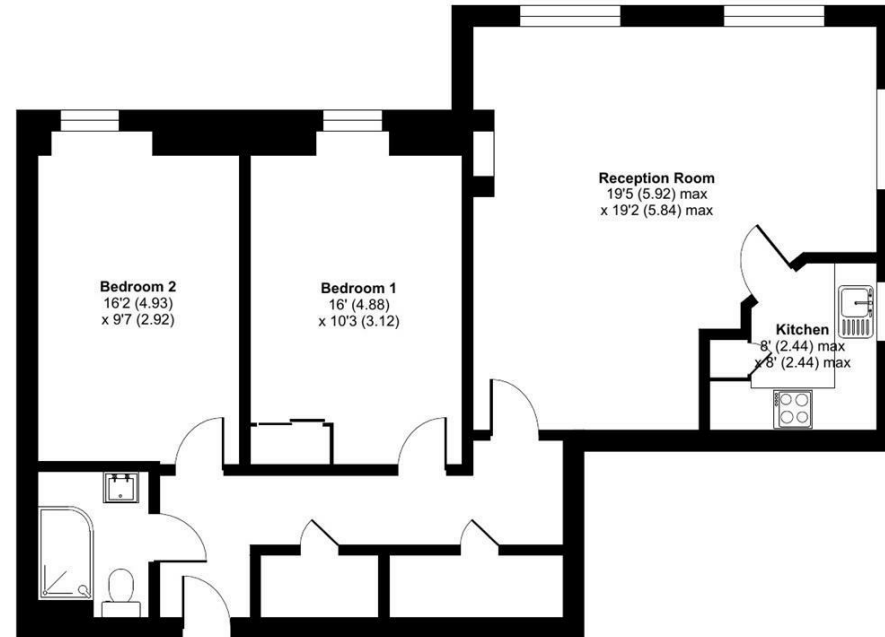
Council Tax Band C

125 year Lease from May 2011

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1203665

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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