



Asking Price £129,975 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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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 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 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.



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Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Andrews Lodge! Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment. The property is presented in good order throughout and is conveniently located near the Entrance and Owners Lounge.

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 freezer.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A door opens to the owners private patio.

The Bedroom is a good size double room with a built in mirror wardrobe. There is plenty of space for additional furniture if required and a window keeps this bedroom bright and light.

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

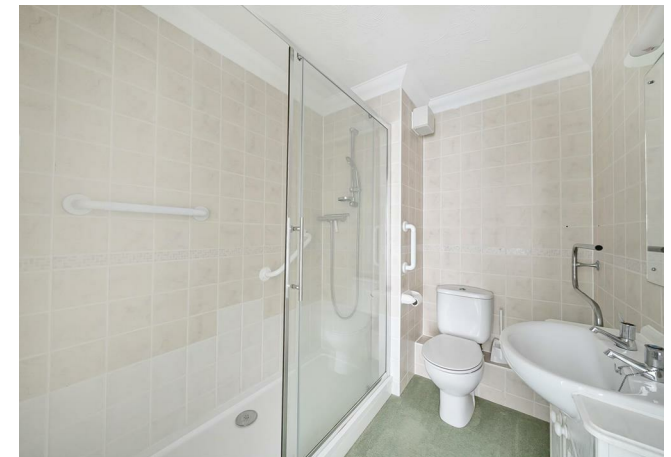
Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the hallway.

Call us today to book your viewing at Andrews Lodge!



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' laundry room together with a lounge & kitchen with regular social events
- Owners private car park
- 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 Living developments across the country.



Key Information

Service Charge (Year ending 31st August 2025):
£3,029.68 per annum.

Ground rent: £604.36 per annum. To be reviewed
September 2025.

Council Tax: Band C

125 lease years commencing 2004

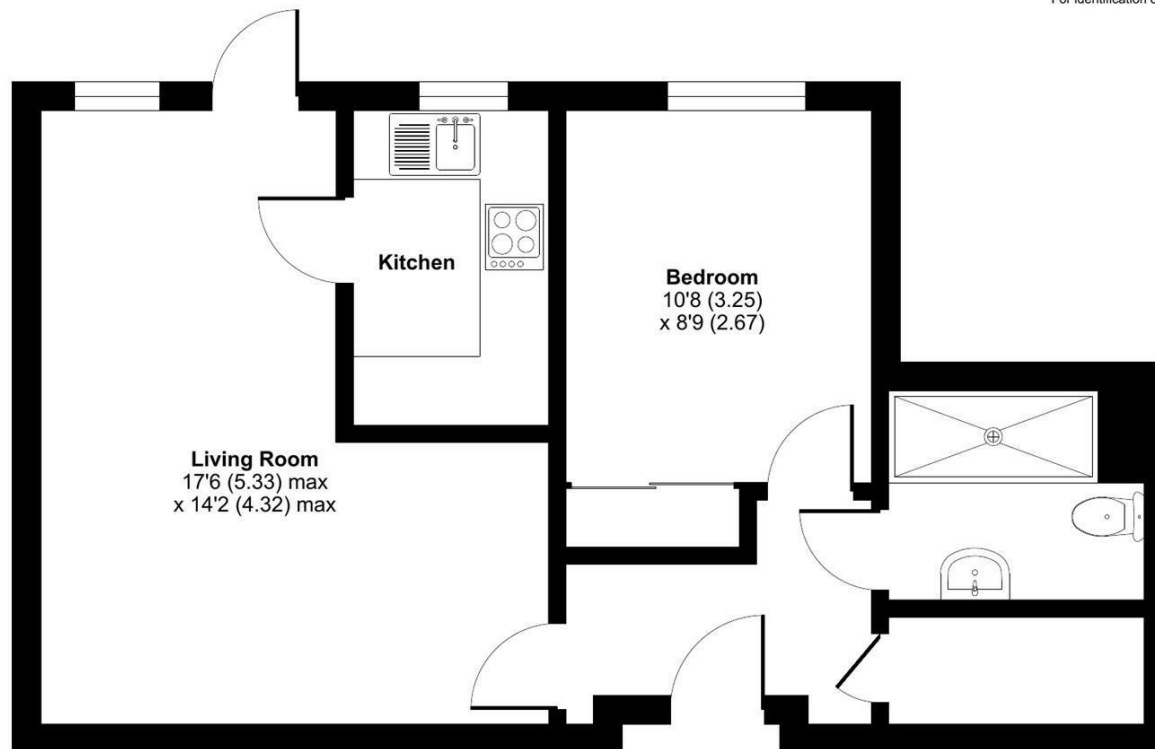
Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets are
subject to the terms of the lease and any further rules
and regulations made by Churchill Estates Management.

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 = 484 sq ft / 44.9 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024.
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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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