



Asking Price £120,000 Leasehold

1 Bedroom, Apartment - Retirement

31, Chadwick Lodge Devonshire Road, Southampton, Hampshire, SO15 2QQ

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Chadwick Lodge

Chadwick Lodge is a delightful development of 34 one and two bedroom apartments in the historic port of Southampton. The Lodge is located on Devonshire Road in the Bedford Place area of Southampton, known for its independent shops and restaurants. The popular West Quay shopping centre with its new Restaurant hub extension and the main high street are all less than a mile away. The South's largest Theatre, The Mayflower is only a quarter of a mile away and just one of the many arts venues in Southampton. Transport is excellent with regular buses into the town centre and trains direct into London, the North and an International Airport.

The Lodge and the apartment are heated by a communal Air Source Heat Pump for super efficient heating. The costs for the heating are included in the service charges.

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 Living developments across the country. Prices are available from the Lodge Manager.

Chadwick 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.

Chadwick 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.

Chadwick 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

****ONE BEDROOM SECOND FLOOR
RETIREMENT APARTMENT WITH BALCONY****

Welcome to Chadwick Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the lift providing easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to the owners private balcony with lovely views of the Baptist Church.

The Kitchen is accessed via the Living Room and offers a range of modern 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, fridge and freezer. A window provides light and ventilation.

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

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Chadwick Lodge!



Features

- One bedroom second floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Super efficient air source heating
- 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
- Wellbeing Suite and Fully Equipped Laundry Room
- 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):
£3,271.96 per annum.

Ground rent: £637.88 per annum. To be reviewed
May 2027.

Council Tax: Band B

125 lease years commencing 2013

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.

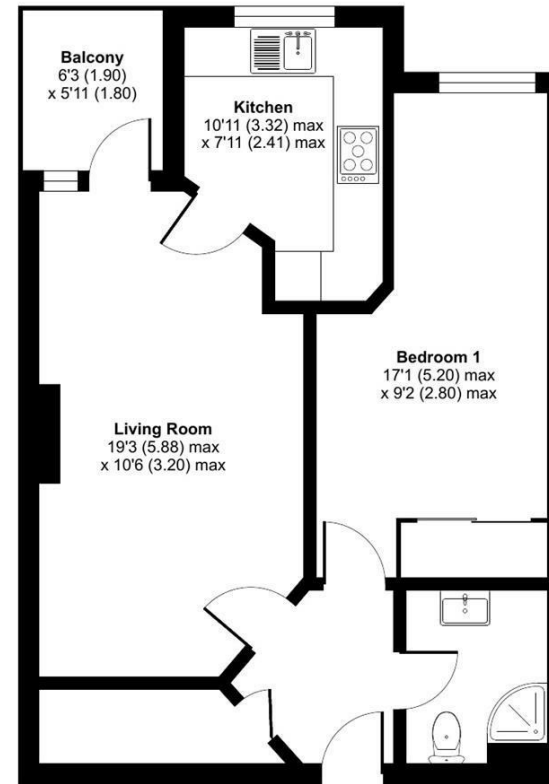
Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heat Pump heating, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1268033

Approximate Area = 536 sq ft / 49.8 sq m
For identification only - Not to scale



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.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists