Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

40, Chantry Lodge Chantry Street, Andover, Hampshire, SP10 1AL

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Chantry Lodge

Chantry Lodge is a stylish development of 65 one and two bedroom retirement apartments. The picturesque market town of Andover, in the Test Valley, with its attractive high street and narrow walkways, dates back to Saxon times. Most of the town's buildings are from the 18th century when it was an important stopover for coaches on their way to London, Southampton and Oxford. The main High Street has a good cross-section of chain stores, banks and local shops providing for most shoppers' needs. The town centre also has a host of old pubs and restaurants offering a range of dining options. Rooksbury Mill and adjacent Watermills Park situated south of Andover town centre are a popular location for walks and fishing.

Chantry Lodge's manager is on hand throughout the day to support the Owners and keep the development in perfect shape. They assist with 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Chantry 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.

Chantry 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.

Chantry 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 THIRD FLOOR RETIREMENT APARTMENT WITH BALCONY

Situated in a fantastic South-Westerly position in the development is this delightful one bedroom apartment which benefits from a Juliet Balcony. The property is conveniently located near the Lift and Stairs and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a Juliet Balcony and a further door leads through to the Kitchen.

The Kitchen 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, dishwasher, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. This bedroom benefits from a large window keeping this lovely bedroom bright and light.

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

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!

Features

- One bedroom third floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Owners Rooftop Terrace & Wellbeing Suite
- Owners' private car park
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.

Key Information

Service charge (Year Ending 31st May 2027): £2,985.95 per annum.

Ground rent: £812.24 per annum. To be reviewed December 2030.

Council Tax: Band B

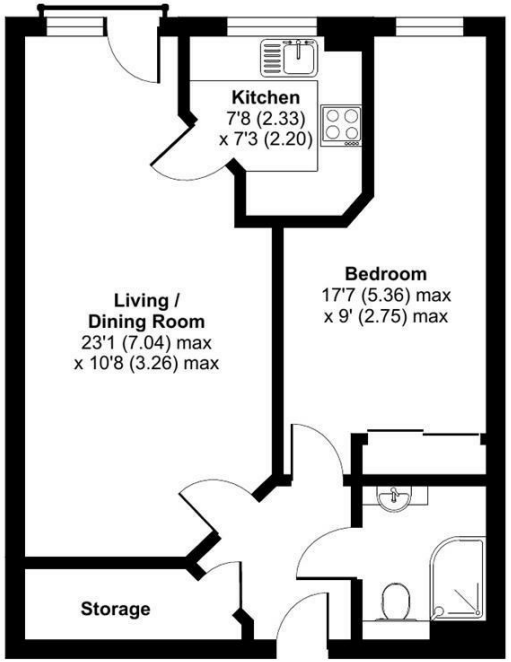
125 year Lease commencing 2016

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

Approximate Area = 550 sq ft / 51.1 sq m

For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1296079

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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