



Asking Price £90,000 Leasehold

1 Bedroom, Apartment - Retirement

15, 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 ¼ 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 Retirement 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 Retirement 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.



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Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment which is situated in the much sought after Chadwick Lodge. The apartment offers neutral décor throughout, a southerly facing aspect and is offered with no onward chain.

The lounge is a generous room which has ample space for living and dining room furniture. There is a feature electric fireplace with attractive surround, a Juliet balcony and a door which leads to the kitchen.

The kitchen 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, fridge and freezer.

The Bedroom is a good size double room which has a built in wardrobe. There is also plenty of space for additional furniture if required.

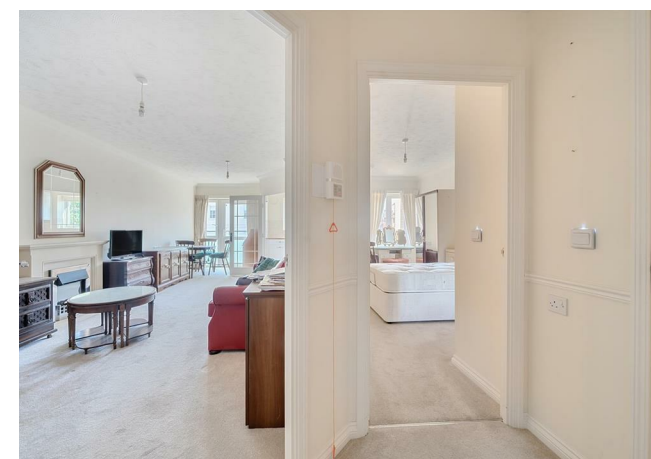
The Shower Room offers a curved glass shower cubicle, a WC and a wash hand basin with vanity unit.

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



Features

- One bedroom first floor apartment
- No onward chain
- Southerly facing aspect
- 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
- 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.
- Owners' private car park



Key Information

Service Charge (Year Ending 31st May 2026): £3,450.70 per annum.

Ground rent £637.88 per annum. Review date 1st May 2027.

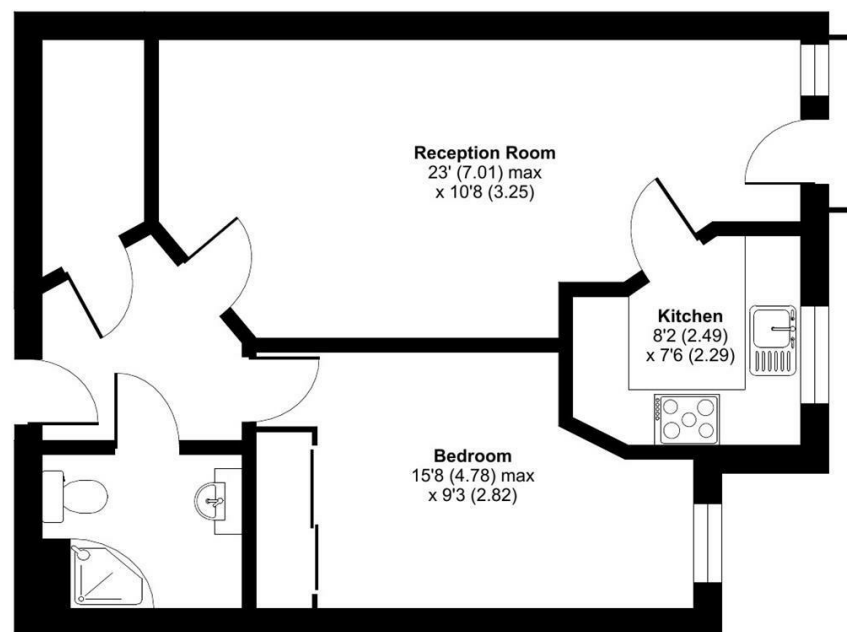
Council Tax Band B

Please check regarding Pets with 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. constitute a contract, part of a contract or a warranty.

Approximate Area = 530 sq ft / 49.2 sq m
For identification only - Not to scale



EPC Rating: C

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: 1302451

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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