



Asking Price £185,000 Leasehold

2 Bedroom, Apartment - Retirement

12, Mottisfont Lodge Alma Road, Romsey, Hampshire, SO51 8AG

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Churchill
Sales & Lettings
Retirement Property Specialists

Mottisfont Lodge

Mottisfont Lodge is a prestigious development of stylish one and two-bedroom purpose built apartments, constructed by Churchill Living. The development, which comprises of 31 properties arranged over 3 floors, is set in beautifully landscaped communal gardens.

The Lodge is located a mere 500 yards from the town centre and the nearest GP practice is only 100 yards down the road. The nearest bus stop is a few yards from the lodge, giving easy access to the surrounding areas. The development is just 6 minutes away from the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey gives easy access into Salisbury, Winchester and Southampton.

The Lodge manager has worked at the development since it opened and is on hand throughout the day to support the owners and keep the development in perfect shape. There are regular social events going on in the Lodge including coffee mornings and a lovely community.

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.

Mottisfont 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, CCTV system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Mottisfont 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.

Mottisfont 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

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this wonderful two bedroom first floor apartment. The property provides spacious accommodation and is conveniently located for the lift and stairs providing easy access.

The spacious Living Room allows a good layout for both living and dining room furniture. This room also benefits from a feature electric fire with attractive surround. A glass door leads through to the Kitchen and the window, which looks over the garden, provides plenty of natural light.

The Kitchen offers plenty of eye and base level units with working surfaces over, tiled splashbacks and a new hob. It also accommodates an eye level oven, full height fridge freezer and a washing machine. The window provides natural light and ventilation with a view to the garden.

Bedroom One is a good size double with a large built-in mirrored wardrobe. A window over the garden keeps this lovely room bright and light.

Bedroom Two is a good size double which could also be used as a study, or sitting/hobby room

The Shower Room includes a shower with sliding panel doors and handrail, a WC, a basin with vanity unit and mirrored wall unit, plus a heated towel rail.

A spacious airing and storage cupboard with slatted shelves completes this attractive apartment

Call us today to book your viewing at Mottisfont Lodge!



Features

- Two bedroom first floor apartment
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners Lounge
- Owners car park
- Close to local amenities and bus routes
- Communal laundry Room
- 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 Retirement Living developments across the country



Key Information

Service charge (Year Ending 31st August 2026):
£4,289.76 per annum.

Approximate Area = 623 sq ft / 57.8 sq m
For identification only - Not to scale

Ground rent: £918.24 per annum. To be reviewed April 2047

Council Tax: Band B


125 year Lease commencing 2001

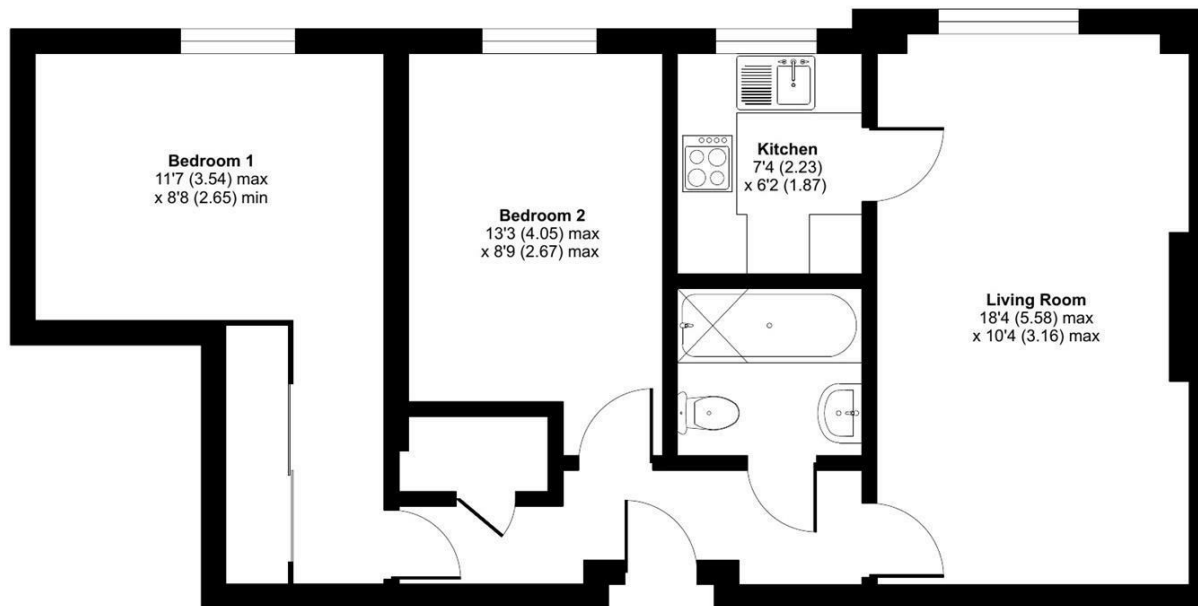
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1325433



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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