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**Asking Price £285,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

2, King Edgar Lodge 65 Christchurch Road, Ringwood, Hampshire, BH24 1DH



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# King Edgar Lodge

Located on the edge of the New Forest in the desirable market town of Ringwood, Kind Edgar Lodge is a delightful development of 25 one and two bedroom apartments.

King Edgar Lodge is a part of Churchill Living's Autograph Collection of smaller more exclusive developments.

The development is ideally located for all local shops and amenities as it is just a short walk away from the town centre which has a variety of traditional and independent stores, a Waitrose and a Sainsbury's supermarket, a wide variety of cafes and restaurants, as well as full medical facilities. The town is home to a weekly market on a Wednesday and hosts a Farmers market once a month in the Furlong Shopping Centre.

Ringwood has a strong local community and is home to a number of associations and clubs, covering interests as diverse as bridge, gardening and sport. There is also a regular calendar of events run by the local town council and community as well as the local churches. Excellent roads link Ringwood to Bournemouth, Salisbury, Southampton and London. The town has good bus services and is also served by a National Express coach service linking the town to London.

King Edgar's Lodge manager is on hand to support the Owners and keep the development in perfect shape.

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.

King Edgar 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.

King Edgar 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.

King Edgar Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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# Property Overview

## **\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\***

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from a Patio overlooking the communal gardens. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a remote controlled feature electric fire with attractive surround. A window provides plenty of natural light and a glazed door leads through to the Kitchen. There is also a large, deep built-in and shelved storage cupboard in this room.

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 and 4 ring electric hob, integral washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe plus an additional built-in wardrobe.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could also be used as a separate Dining Room, Study or Hobby Room. A French door opens to the owners private patio area with lovely views of the communal gardens, providing the perfect sitting area.

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

A separate WC is located off the Hallway and offers a WC, wash hand basin and a heated towel rail as well as a custom-built, eye level cupboard and shelves on the wall behind the WC.

Perfectly complimenting this fantastic apartment are two useful storage cupboards located in the Hallway. One, a large built-in coats cupboard with shelves and a hanging rail and the other, a bespoke cupboard with book shelves above

This apartment simply must be viewed!



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# Features

- Two bedroom ground floor apartment with patio
- Modern fitted kitchen with integrated appliances
- Close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Owners' Lounge
- 24 hour Careline system for safety and security
- Owners' private car park
- Buggy store with charging points
- 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 2026) £5,061.27 per annum.

Ground rent £866.12 per annum. To be reviewed January 2030.

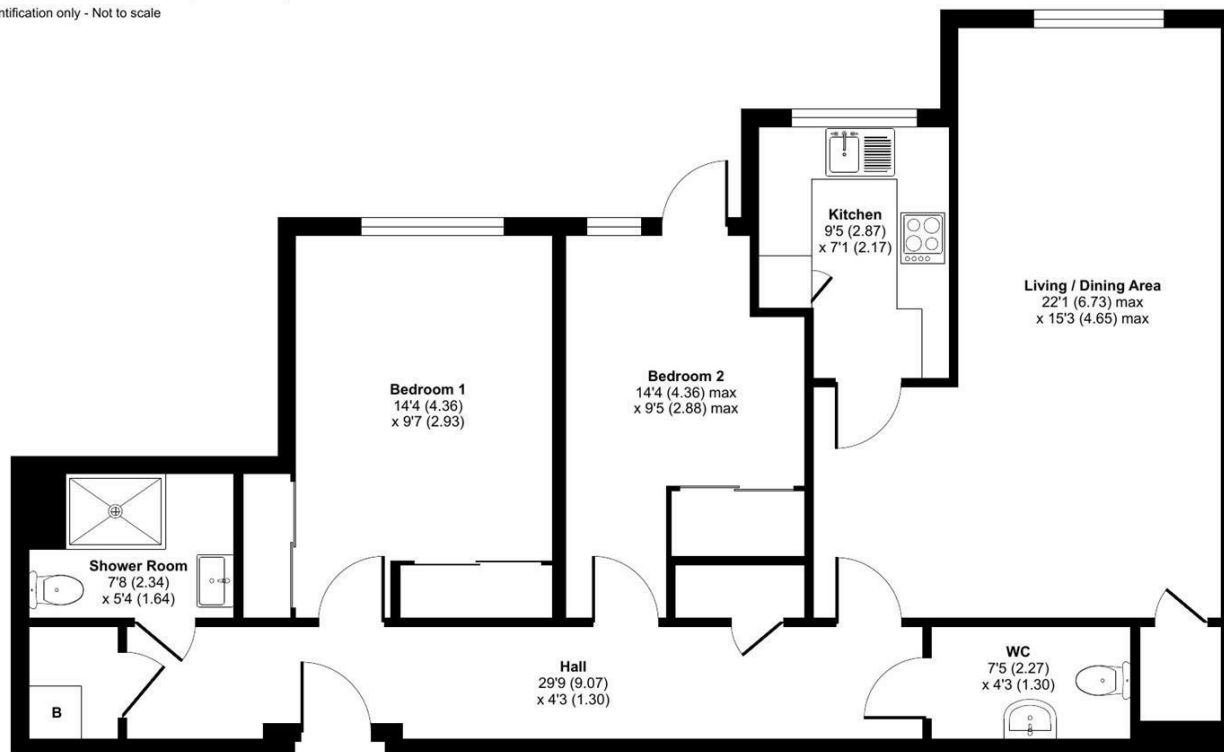
Council Tax Band D

125 year Lease commencing May 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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Approximate Area = 854 sq ft / 79.3 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). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1312094

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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