



£1,300 PCM

2 Bedroom, Apartment - Retirement

24 Dunwood Court Salisbury Road, Sherfield English, Romsey, SO51 6GR



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Churchill
Sales & Lettings
Retirement Property Specialists

24 Dunwood Court

Dunwood Court is a development of 20 luxury apartments and 2 beautiful cottages within in a tranquil, rural location surrounded by woodland in Sherfield English, Romsey. Built around a garden courtyard the properties have all been carefully designed to provide light, airy and very spacious accommodation.

The development is set in a 25-acre ground shared with Dunwood Manor Nursing Home. Dunwood Court is just 4 miles outside the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey has excellent rail, bus and road connections giving easy access into Salisbury, Winchester and Southampton. Being on the northern edge of the New Forest means stunning woodland and heathland walks are close by to explore.

Dunwood Court's daytime manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There are 2 Guest Suites available each capable of sleeping 4 (2 single beds and a sofa bed) with a kitchenette and shower room & use of over 200 guest suites in Retirement lodges across the country. Prices are available on request from the Lodge Manager.

Dunwood Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Manager and 24 hours, 365 days a year by the Careline team. There is an intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

Dunwood Court is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every apartment and owner.

Dunwood Court requires Owners to be over the age of 65.



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Property Overview

Churchill Sales & Lettings are delighted to be marketing this wonderful two double bedroom, two bathroom, first floor apartment which is situated in a most convenient position within the popular Dunwood Court development.

This property simply must be viewed to appreciate the stunning location and extensive communal grounds.

The Living room is a spacious room which is open plan to the Dining area and Kitchen. This creates a fabulous entertaining space that offers multiple options for furnishing.

Both bedrooms are generous double rooms, the principle room offering its own ensuite facilities.

The Bathroom is also spacious and has been fitted with a bath with shower attachment over, a WC and a wash hand basin with vanity unit. There is also a spacious En-Suite shower room.

The property benefits from underfloor heating throughout and views of the communal grounds.



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Features

- Stunning Two Double bedroom first floor apartment
- Bathroom & En-Suite shower room
- Views over communal grounds
- Owners' lounge with regular social events, kitchen and wellness suite
- Lodge Manager available 5 days a week
- Dedicated parking space and additional visitor parking
- Two Guest Suites
- Large grounds, landscaped borders and courtyard
- Easy access to Romsey and surrounding areas
- Sewerage rates included



Key Information

OVER 65's RETIREMENT APARTMENT

Council Tax: Band D

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

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & House Manager

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

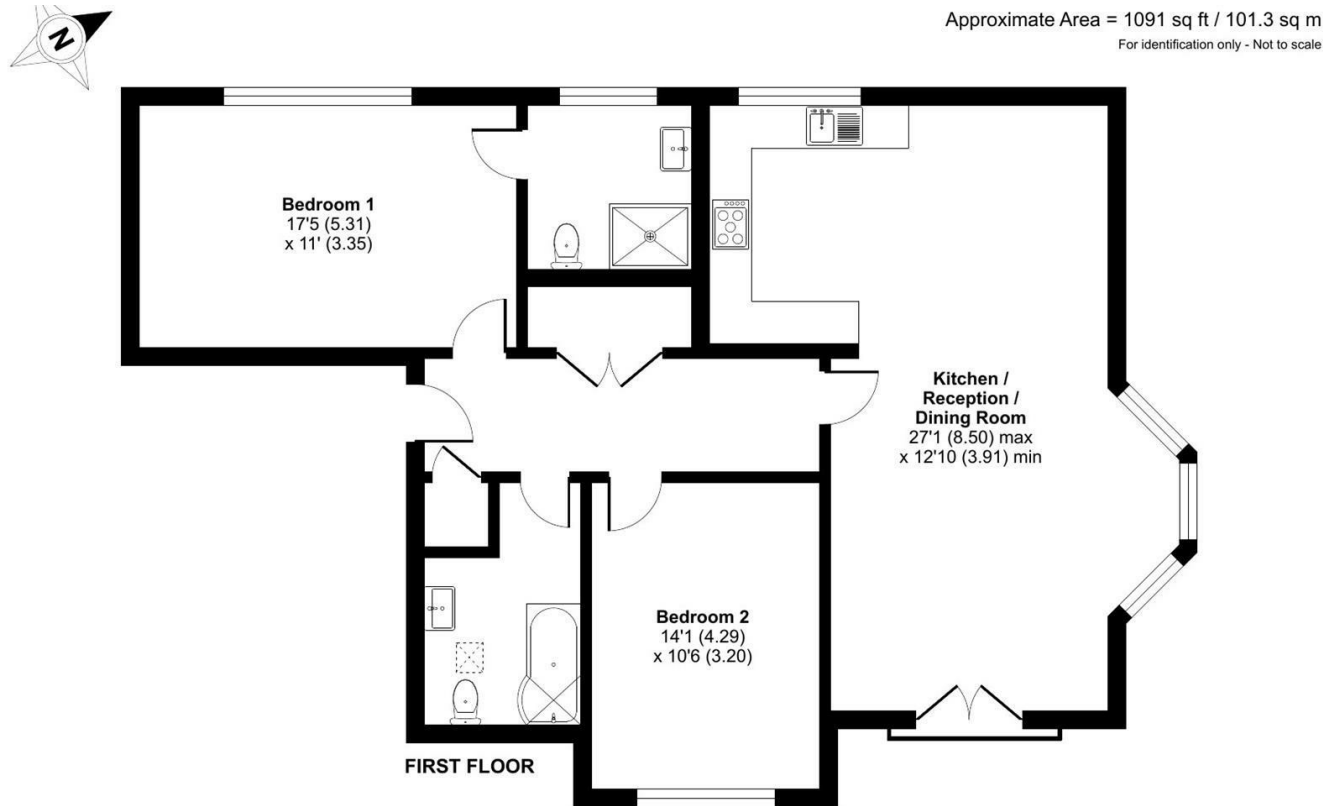
Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating:

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1173529



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