



Asking Price £130,000 Leasehold

2 Bedroom, Apartment - Retirement

31, Andrews Lodge Tylers Close, Lymington, Hampshire, SO41 9AX

📞 0800 077 8717

✉️ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

🌐 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Andrews Lodge

Andrews Lodge is a prestigious development of 35 one and two bedroom retirement apartments, which is well located on a level walk to the bustling town centre.

Lymington Town train station and public Bus services operate frequent transport links within the town and surrounding areas. Lymington Pier also provides a daily ferry service to the Isle of Wight.

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.

There is also a Laundry Room with washing machines, tumble dryers and ironing facilities for the Owners use and a private carpark.

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.

Andrews 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.

Andrews 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.

Andrews 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

## \*\*TWO BEDROOM RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom, dual aspect second floor apartment overlooking the communal gardens at the front and side, enjoying views over the surrounding area. The property is conveniently located for the lift and is presented in good order throughout. Each room has a modern electric wall heater which can be regulated individually, both manually and remotely with an Internet link.

The Living Room offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Living Room and 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 ceramic hob with extractor hood over, a fridge and a freezer. There is also a built-in fan heater in the plinth to provide supplementary heating. A window allows for light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good sized double that could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom has a full-sized bath tub with overhead shower, a shower screen, handrails, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Andrews Lodge!



# Features

- Two double bedroom second floor retirement apartment
- Dual aspect with views over the communal garden
- Good decorative order and convenient for the lift
- No forward chain
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners private car park
- Owners' laundry room, 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 the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year ending 31st August 2026):  
£4,183.81 per annum.

Approximate Area = 729 sq ft / 67.7 sq m  
For identification only - Not to scale

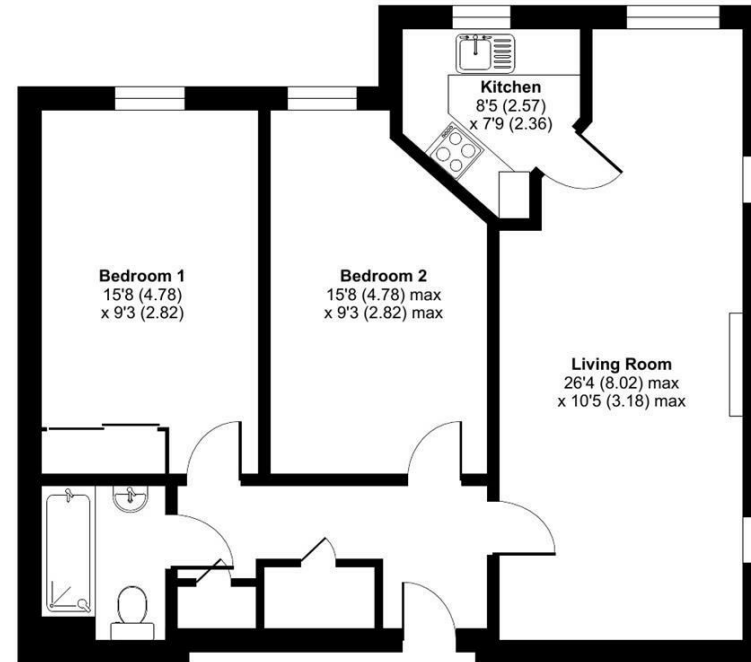
Ground rent: £975.36 per annum. To be reviewed  
September 2032.

Council Tax: Band D

125 lease years commencing 2004

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, air source heating, utilities and maintenance,  
garden maintenance, lift maintenance, lodge manager  
and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025.  
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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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