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£1,200 Per Calendar Month

1 Bedroom, Apartment - Retirement

6, Apsley Lodge London Road, Waterloooville, PO7 7WB



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Apsley Lodge

Apsley Lodge is a delightful development of 27 one and two bedroom retirement apartments located in the popular town of Waterlooville.

The Lodge and the apartment are heated by communal Air Source Heating. The costs for the heating are included in the service charges.

Well located for Waterlooville's town centre, Apsley Lodge is ideally placed for the local shops, amenities and transport. The Boulevard is a busy pedestrian precinct, linking London Road with Dukes Walk and is home to a number of High Street stores, alongside smaller independent retailers and the town's library.

The Lodge manager is on hand throughout the day 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Apsley 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.

Apsley 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.

Apsley 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

Churchill Sales & Lettings are delighted to be marketing this wonderful one bedroom ground floor retirement apartment which is offered unfurnished and available immediately.

The Lounge is a wonderful room which enjoys a stunning aspect over the gardens, neutral decor and a feature electric fireplace with attractive surround.

The Kitchen, which is accessed via the Lounge, offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in fridge, freezer, waist height oven, an electric hob and views of the gardens.

The Bedroom is a generous room which has a useful built in mirror fronted wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room has a curved glass shower cubicle, a wash hand basin with vanity unit beneath and a WC. A heated towel rail and a wall mounted storage cupboard complete this room.

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



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# Features

- One Bedroom Ground Floor Retirement Apartment
- Owners Lounge with Regular Events
- Stunning Gardens
- Private Patio Area
- OVER 60'S ONLY
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- RENT INCLUDES WATER & SEWERAGE RATES, HEATING & CARELINE SYSTEM
- 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

## OVER 60's RETIREMENT APARTMENT

Council Tax: Band B

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

**PAID BY THE LANDLORD:** Service charges include: Careline system, buildings insurance, water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

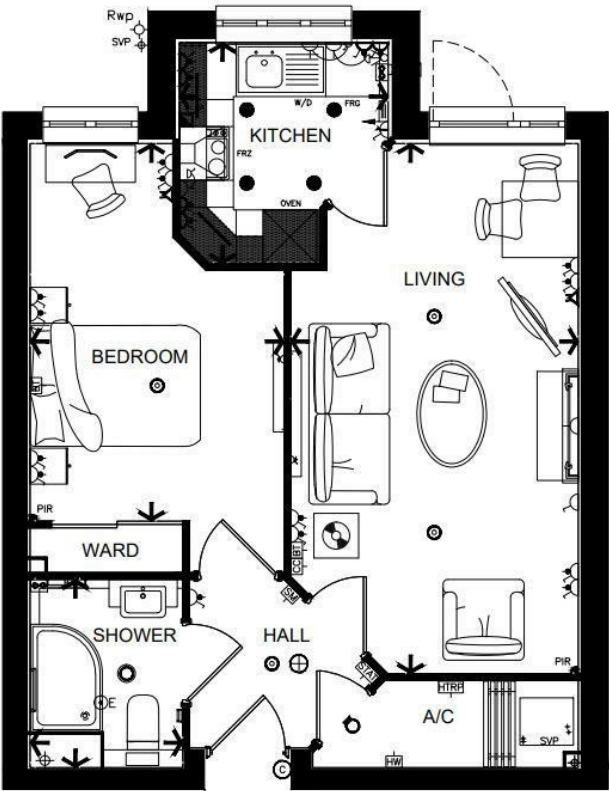
### Security Deposit

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: C

|             |       |                |     |                                     |                |     |
|-------------|-------|----------------|-----|-------------------------------------|----------------|-----|
| Living      | Width | 10'-6" [3205]  | max | Length                              | 19'-5" [5910]  | max |
| Kitchen     | Width | 7'-8" [2325]   | max | Length                              | 8'-1" [2465]   | max |
| Shower Room | Width | 5'-7" [1695]   | max | Length                              | 6'-11" [2100]  | max |
| Bedroom     | Width | 9'-3" [2825]   | max | Length                              | 13'-10" [4210] | max |
|             |       | ← 7'-8" [2325] | →   | Arrows denote measurement distances |                |     |

**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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